

SEND TAX NOTICE TO:

Espiritus Chambliss

966 Highway 60, 2801

Vincent, Alabama 35178

Riverview Rd  
Apt. #5121  
Birmingham, AL 35242

This instrument was prepared by:

Shannon E. Price, Esq.

Kudulis, Reisinger & Price, LLC

P. O. Box 653

Birmingham, AL 35201

20190213000047440

02/13/2019 03:51:13 PM

DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand dollars & no cents (\$10,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **The Bechtel Family Living Trust dated July 10, 2012** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Espiritus Chambliss** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 19 SOUTH, RANGE 2 EAST; THENCE SOUTH 89°43'49" WEST A DISTANCE OF 209.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SAID LINE, A DISTANCE OF 188.24 FEET; THENCE NORTH 0°32'08" WEST A DISTANCE OF 298.96 FEET; THENCE SOUTH 87°17'14" EAST A DISTANCE OF 52.53 FEET; THENCE SOUTH 86°44'51" EAST A DISTANCE OF 136.05 FEET; THENCE SOUTH 0°32'32" EAST A DISTANCE OF 287.87 FEET TO THE POINT OF BEGINNING.

This property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

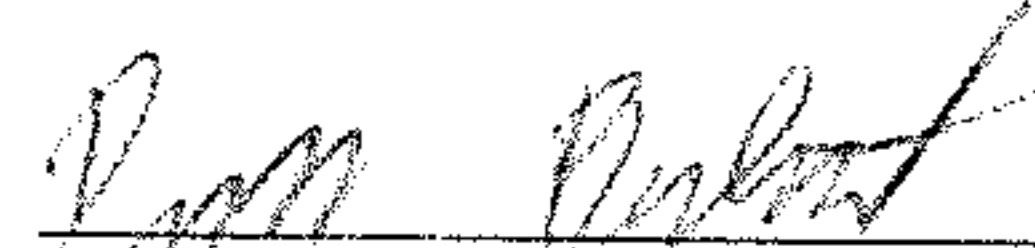
Mineral and mining rights, if any.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

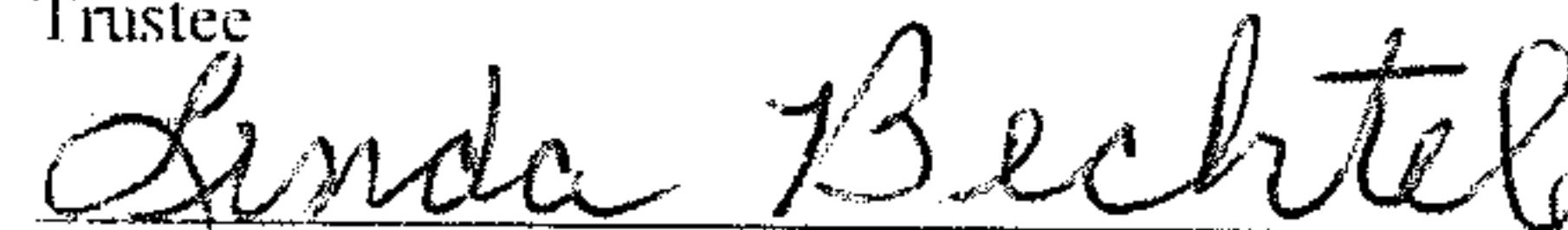
IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **February 6, 2019**.

The Bechtel Family Living Trust dated July 10, 2012



Dwight E. Bechtel

Trustee



Linda Bechtel

Trustee

WARRANTY DEED

CBT File #1901116

STATE OF TENNESSEE  
Shelby COUNTY

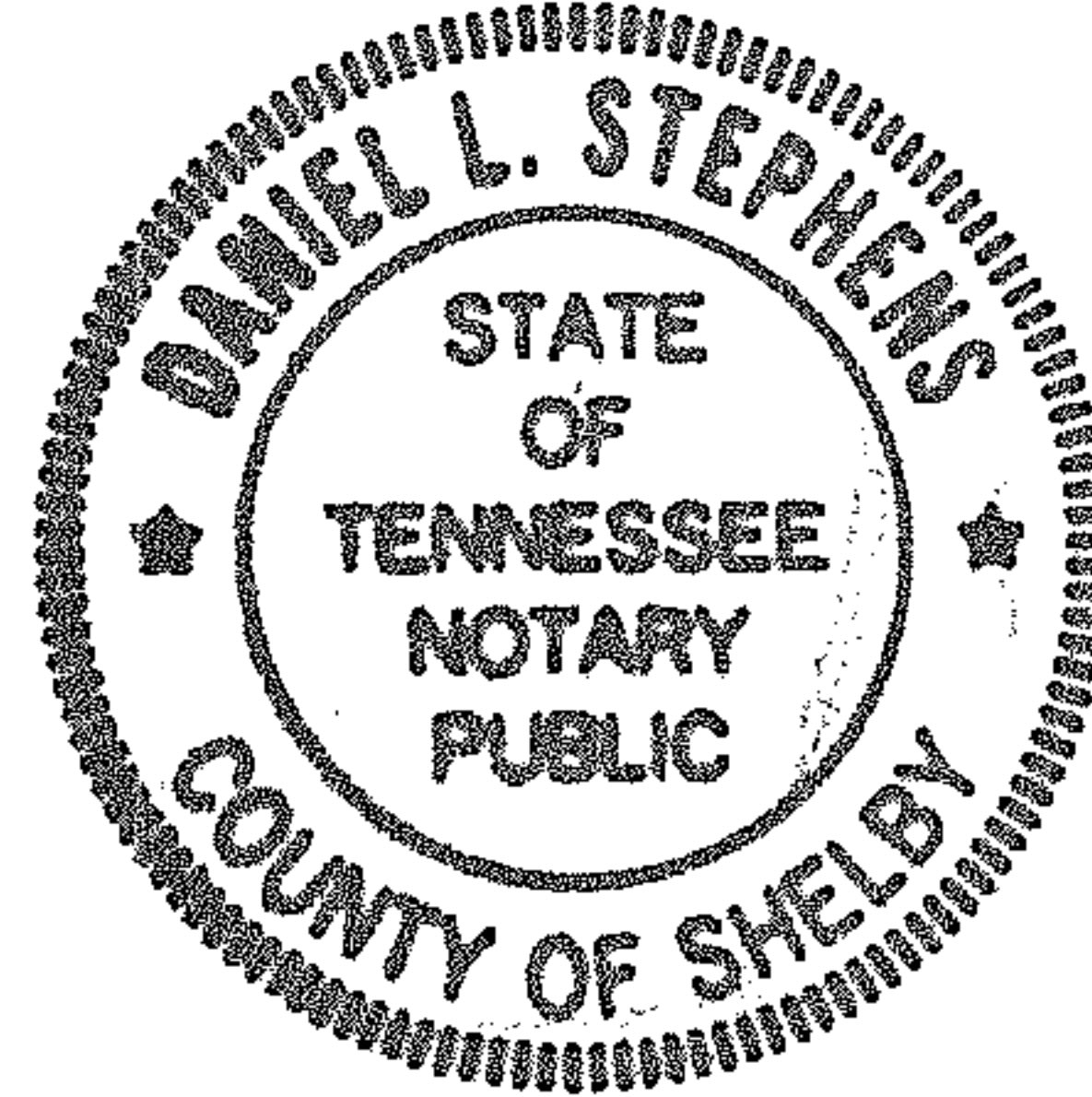
20190213000047440 02/13/2019 03:51:13 PM DEEDS 2/3

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Dwight E. Bechtel and Linda Bechtel, whose names as Trustees of The Bechtel Family Living Trust, Trust, dated July 10, 2012, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, (she), in her capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand this February 06, 2019

Daniel L. Stephens  
Notary Public

My commission expires: 29 June 2021



## Real Estate Sales Validation Form

**This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)**

Grantor's Name The Bechtel Family Living Trust dated July 10, 2012 Grantee's Name Espiritus Chambliss

Mailing Address 6032 Sherlyn Cove  
Bartlett, Tennessee 38135  
Property Address 966 Highway 60  
Vincent, Alabama 35178

Mailing Address ~~966 Highway 60~~ 2801 Riverview Rd  
~~Vincent, Alabama 35178~~ Apt. #5121  
Birmingham, AL 35242

Date of Sale 02/07/2019

Total Purchase Price \$10,000.00

or

Actual Value \_\_\_\_\_

or

Assessor's Market Value \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

\_\_\_\_\_ Bill of Sale  
\_\_X\_\_ Sales Contract  
\_\_\_\_\_ Closing Statement

\_\_\_\_\_ Appraisal  
\_\_\_\_\_ Other \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibiliy of valuing proeprty for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2/7/19

Print ~~Espiritus Chambliss~~ Benjamin V. Blackerby

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/13/2019 03:51:13 PM  
\$31.00 CHERRY  
20190213000047440

Allen S. Bayl