

This Instrument was Prepared by:
Carolyn C. Snell
317 Chesser Park Drive
Chelsea, AL 35043

Send Tax Notice To: Linda B. Kenwright
Joseph Taylor Kenwright
317 Chesser Park Drive
Chelsea, AL 35043

2019
196
215

WARRANTY DEED

State of Alabama

} Know All Men by These Presents,

Shelby County

That in consideration of the sum of **One Hundred Ninety Six Thousand Dollars and No Cents (\$196,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Carolyn C. Snell, a single woman** (herein referred to as grantor), does grant, bargain, sell and convey unto **Linda B. Kenwright and Joseph Taylor Kenwright** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to wit:

Lot 46, according to the map or survey of Cottages at Chesser Phase I, recorded in Map Book 33, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama.

TOGETHER WITH the nonexclusive easement to use the common areas as more particularly described in the Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded in Instrument #2002-10788, in the Office of the Judge of Probate of Shelby County, Alabama (Which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to easements, reservations and restrictions at record.

Carolyn C. Snell as the surviving grantee of that certain deed recorded in deed book 20090707000260580. James Arthur Snell, deceased, having departed this life on or about October 20, 2015.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I, in such capacity and with full authority, have hereunto set my hand and seal this 1st day of April, 2019.

Carolyn C. Snell by and through her attorney in fact, Gerry E. Snell
Carolyn C. Snell by and through her attorney in fact, Gerry E. Snell

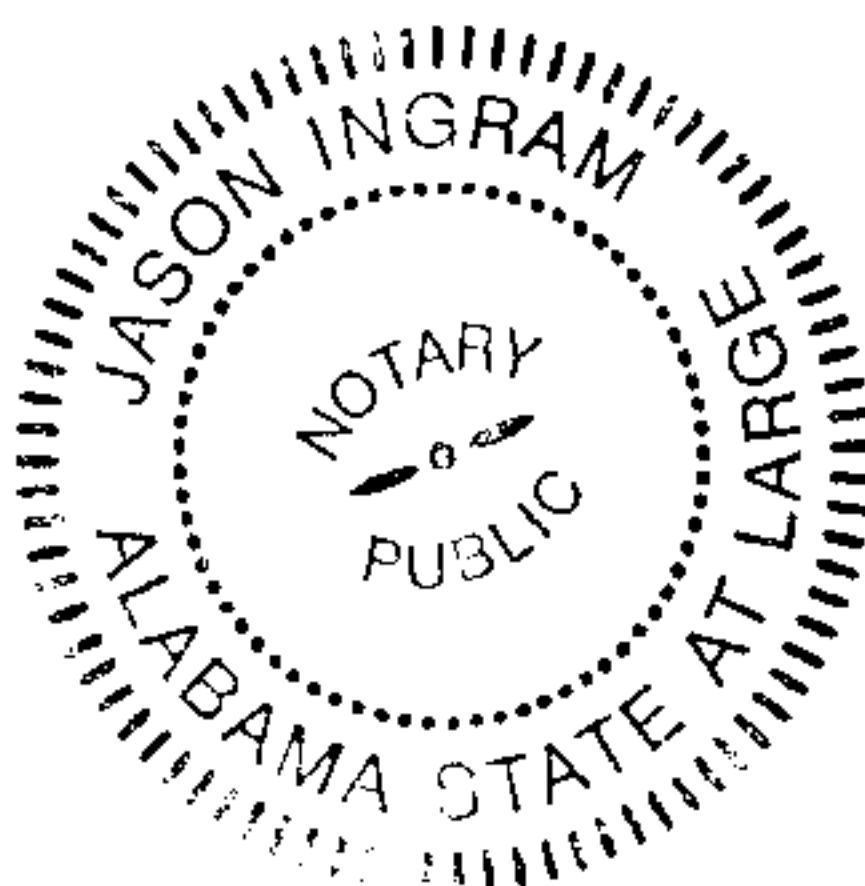
State of Alabama

} General Acknowledgment

Shelby County

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Carolyn C. Snell, a single woman, by and through her attorney in fact, Gerry E. Snell** whose name 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 in such capacity and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1st day of April, 2019.



Jason Ingram
Notary Public

Jason Ingram
My commission Expires
July 13th, 2019



20190408000113330 1/2 \$214.00
Shelby Cnty Judge of Probate, AL
04/08/2019 03:31:27 PM FILED/CERT

Shelby County, AL 04/08/2019
State of Alabama
Deed Tax: \$196.00

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Carolyn C. Snell	Grantee's Name	Linda B. Kenwright Joseph Taylor Kenwright
Mailing Address	<u>317 Chesser Park Drive</u> <u>Chelsea, AL 35043</u>	Mailing Address	<u>317 Chesser Park Drive</u> <u>Chelsea, AL 35043</u>
Property Address	<u>317 Chesser Park Drive</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>April 01, 2019</u>
		Total Purchase Price	<u>\$196,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u> X </u> Sales Contract	<u> </u> Other
<u> </u> Closing Statement	

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 property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current 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 responsibility of valuing property 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 April 01, 2019

Print Carolyn C. Snell

Unattested

Sign *Carolyn C. Snell*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20190408000113330 2/2 \$214.00
Shelby Cnty Judge of Probate, AL
04/08/2019 03:31:27 PM FILED/CERT

Form RT-1