

Send tax notice to:  
Patricia Salas  
51 Ferguson Drive  
Chelsea, Alabama 35043  
PEL1900386

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **D.C. Thrasher**, a married man, whose mailing address is: 84 Ferguson Drive, Chelsea, AL 35043 (hereinafter referred to as "Grantor") to **Patricia Salas**, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**A parcel of land in the Southeast 1/4 of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama; described as follows: Commence at the Northeast corner of said Section 5, thence run South along the East section line 2651.41 feet; thence turn right 90 deg. 19 min. 13 sec. and run West 701.35 feet to the point of beginning; thence continue last course 325.02 feet to the centerline of a chert road, thence turn left 90 deg. 41 min. 32 sec. and run South along said centerline 87.42 feet, thence turn right 02 deg. 54 min. 20 sec. and continue South along said centerline 278.68 feet, thence turn left 92 deg. 12 min. 48 sec. and run East 318.84 feet, thence turn left 87 deg. 30 min. 52 sec and run North 366.23 feet to the point of beginning, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Also, a 30 foot easement for the purpose of ingress, egress and utilities, between the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama and Shelby County Highway #36 (Chelsea-Simsville Public Road), 15 feet on each side of the following described centerline: Commence at a point where the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 5 intersects the North line of said Highway #36; thence run Easterly along said Highway #36 distance of 390 feet to the Southeast corner of that certain parcel described in Deed Book 160, Page 35 as recorded in the Office of the Judge of Probate, Shelby County, Alabama and the point of beginning; thence run North along the East line of said parcel a distance of 510 feet, more or less, to a point that is 15 feet South of the Northeast corner of said parcel; thence run West a distance of 15 feet; thence run North a distance of 381 feet more or less, to the South line of the West 1/4 of the Southeast 1/4 of the Northeast 1/4 Section 5; in the Office of the Judge of Probate, Shelby County, Alabama, being situated in Shelby County, Alabama.**

\$260,988.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

**The subject property conveyed herein does not constitute the homestead of the Grantor nor the homestead of the Grantor's spouse.**

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, **D.C. Thrasher**, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 12<sup>th</sup> day of July, 2019.

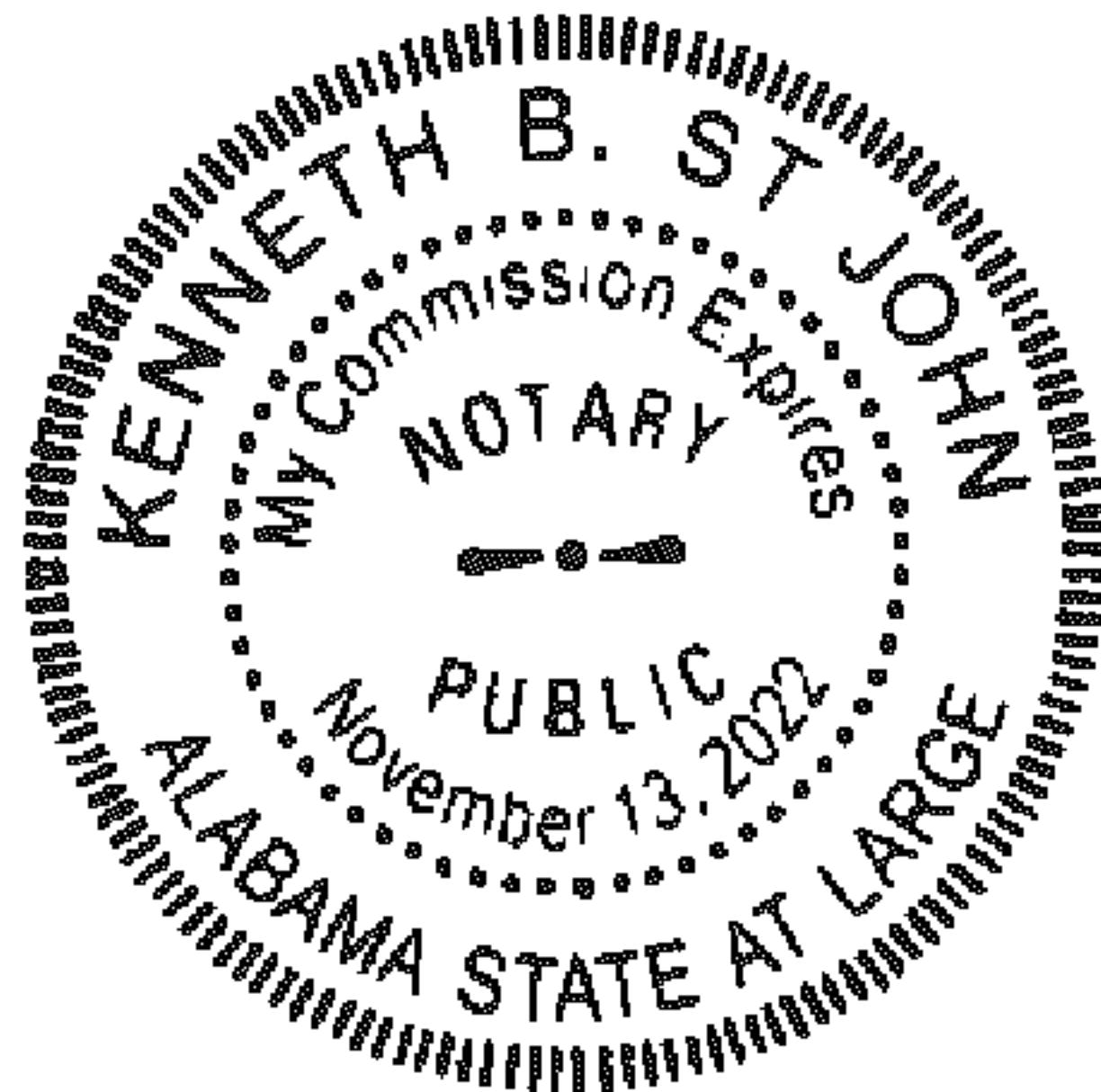
D.C. Thrasher  
D.C. Thrasher

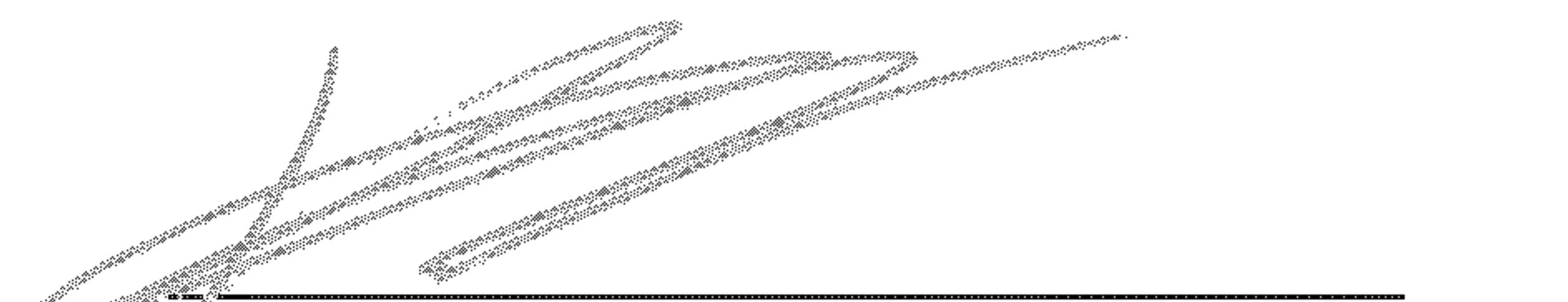
**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that D.C. Thrasher, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12<sup>th</sup> day of July, 2019.

(NOTARIAL SEAL)



  
Notary Public  
Print Name: Kenneth B. St. John  
Commission Expires: 11/13/2022

## Real Estate Sales Validation Form

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

Grantor's Name	<u>D.C. Thrasher</u>	Grantee's Name	<u>Patricia Salas</u>
Mailing Address	<u>84 Ferguson Drive</u> <u>Chelsea AL 35043</u>	Mailing Address	<u>51 Ferguson drive</u> <u>Chelsea AL 35043</u>
Property Address	<u>51 Ferguson drive</u> <u>Chelsea AL 35043</u>	Date of Sale	<u>7/12/2019</u>
		Total Purchase Price	<u>\$ 270,000</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 or 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 7-22-19

Print Skyler Murphy

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/22/2019 03:17:52 PM  
\$30.50 CHERRY  
20190722000260100

*Allen S. Boyd*