

20190729000270170  
07/29/2019 09:17:11 AM  
CORDEED 1/4

Return to:  
Amrock  
662 Woodward Avenue  
Detroit, MI 48226

Order Number:  
65881694 - 5047606

**WARRANTY DEED**

STATE OF Alabama )  
 )  
COUNTY OF Shelby )

Send Future Tax Notices to:  
124 Hidden Trace Court  
Montevallo, AL 35115

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **MEGAN ASHLEY CHATHAM f/k/a MEGAN ASHLEY DRAPER and TREVOR KEITH CHATHAM**, wife and husband, who acquired title without marital status, whose address is 124 Hidden Trace Court, Montevallo, AL 35115, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **MEGAN ASHLEY CHATHAM and TREVOR KEITH CHATHAM**, wife and husband, as joint tenants with rights of survivorship, whose address is 124 Hidden Trace Court, Montevallo, AL 35115, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of The Lakes at Hidden Forest Phase 1, as recorded in Map Book 36, Page 115 A&B, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument Number 20181023000374400.

Parcel ID Number: 23 7 35 0 007 007.000

Commonly Known As: 124 Hidden Trace Court, Montevallo, AL 35115

Fair Market Value: \$164,000.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

WHEREAS, the deed recorded in Instrument Number 20181023000374400, erroneously omitted the marital statuses of MEGAN ASHLEY DRAPER and TREVOR KEITH CHATHAM. At of the time of the above-mentioned conveyance, MEGAN ASHLEY DRAPER and TREVOR KEITH CHATHAM were married to each other.

**\*\*This deed is being recorded to correct an error in the prior, above-mentioned deed recorded in Instrument Number 20181023000374400, wherein the marital statuses of MEGAN ASHLEY DRAPER and TREVOR KEITH CHATHAM were erroneously omitted.\*\***

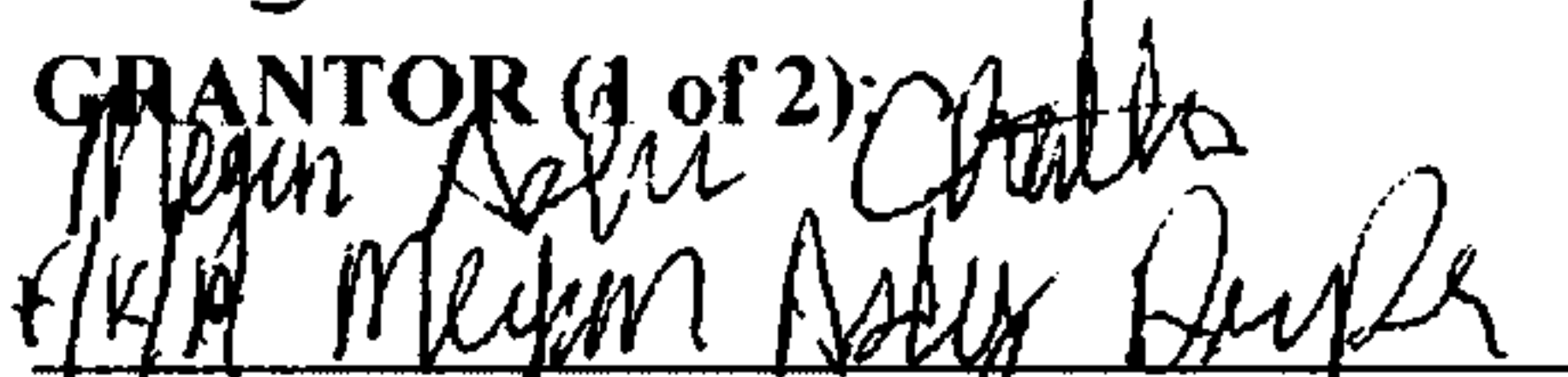
The above described property does constitute part of the Grantors' homestead.

TO HAVE AND TO HOLD unto the said Grantee, as joint tenants with rights of survivorship, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

**IN WITNESS WHEREOF**, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 22 day of July, 2019.

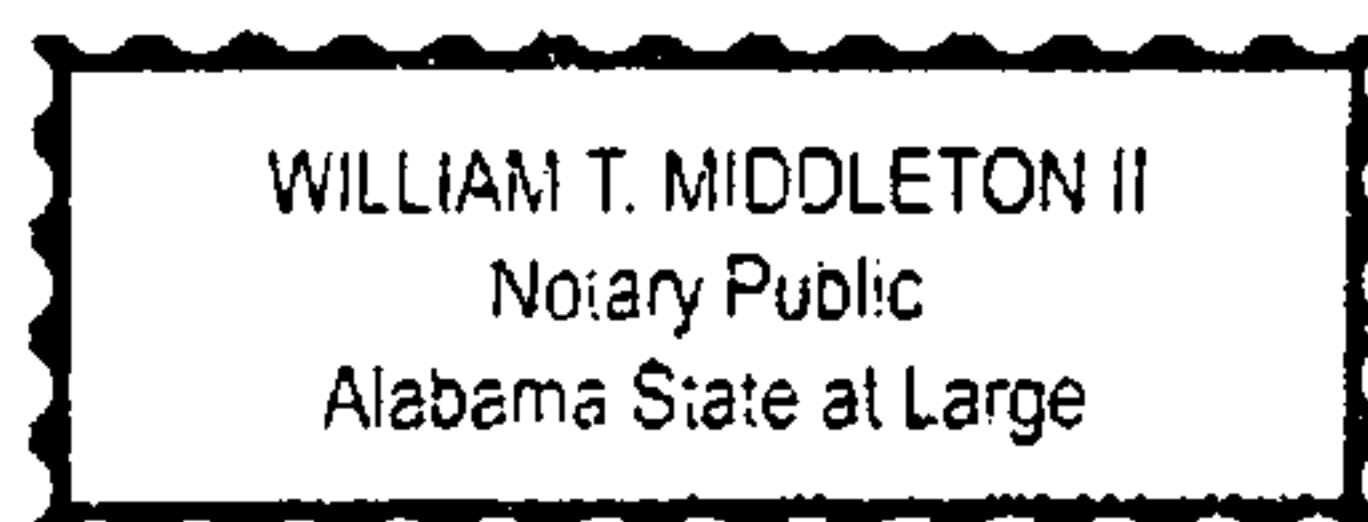
GRANTOR (1 of 2):  
  
 f/k/a MEGAN ASHLEY DRAPER  
**MEGAN ASHLEY CHATHAM**  
**f/k/a MEGAN ASHLEY DRAPER**

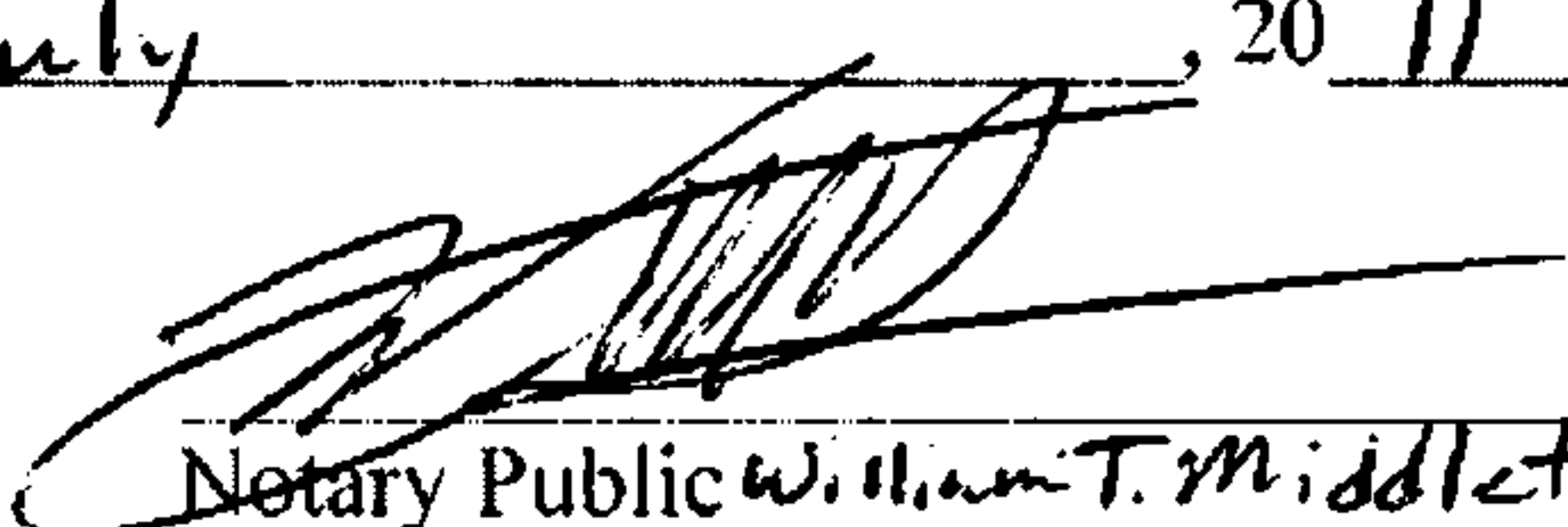
STATE OF Alabama )  
 COUNTY OF Shelby )

I, William T. Middleton II, a Notary Public for the State of Alabama, do hereby certify that **MEGAN ASHLEY CHATHAM f/k/a MEGAN ASHLEY DRAPER**, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 22 day of July, 2019.

(NOTARY SEAL)



  
 Notary Public William T. Middleton II  
 My commission expires: 10/21/2019

*Attached to and becoming a part of Deed between MEGAN ASHLEY CHATHAM f/k/a MEGAN ASHLEY DRAPER and TREVOR KEITH CHATHAM, wife and husband, as Grantor(s), and MEGAN ASHLEY CHATHAM and TREVOR KEITH CHATHAM, wife and husband, as Grantee(s).*

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 22 day of July, 2019.

GRANTOR (2 of 2):



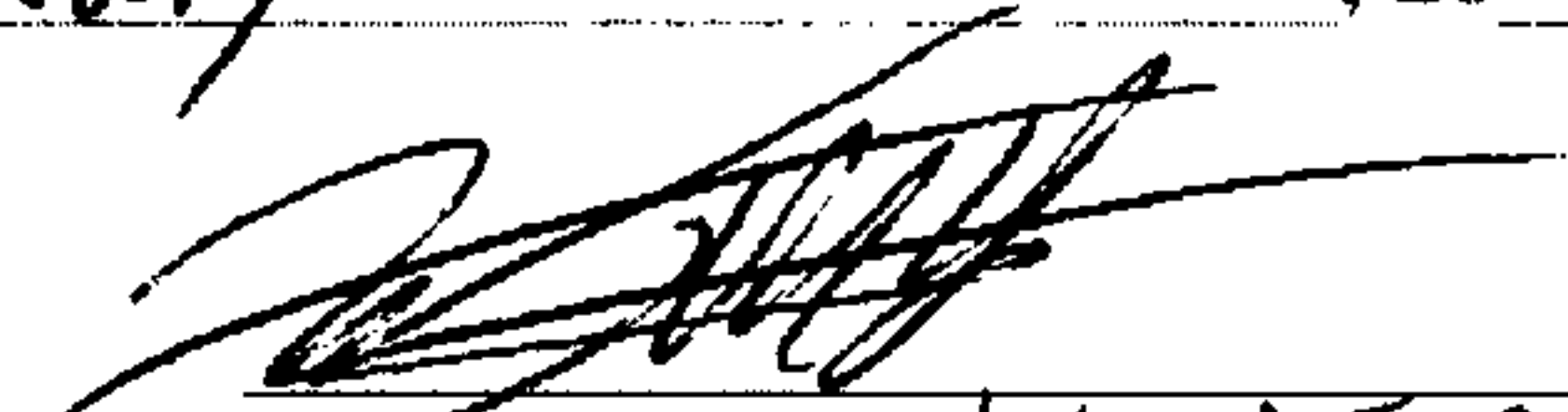
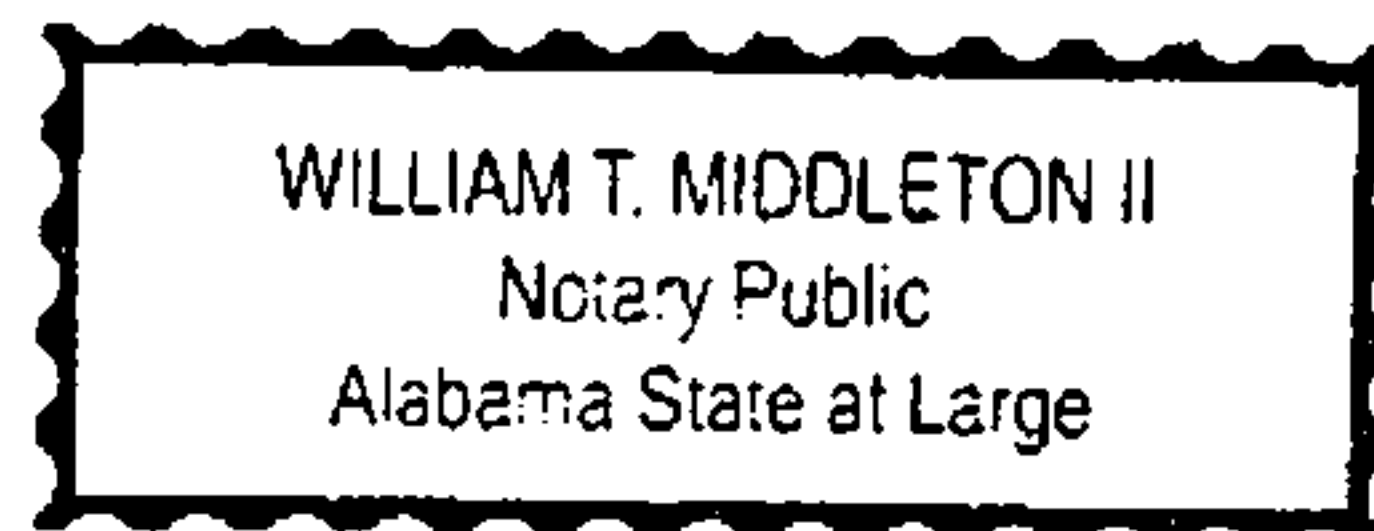
TREVOR KEITH CHATHAM

STATE OF Alabama )  
COUNTY OF Shelby )

I, William T. Middleton II, a Notary Public for the State of Alabama, do hereby certify that **TREVOR KEITH CHATHAM**, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 22 day of July, 2019.

(NOTARY SEAL)



Notary Public William T. Middleton II

My commission expires: 10/21/2019

This instrument was prepared by:  
Bill W. Pemerton, Esq. (AL Bar ID: PEM002)  
735 Broad Street, Suite 306  
Chattanooga, TN 37402



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Megan Ashley Chatham f/k/a Megan  
 Mailing Address Ashley Draper; Trevor Keith Chatham  
124 Hidden Trace Court  
Montevallo, AL 35115

Grantee's Name MEGAN ASHLEY CHATHAM  
 Mailing Address TREVOR KEITH CHATHAM  
124 Hidden Trace Court  
Montevallo, AL 35115

Property Address 124 Hidden Trace Court  
Montevallo, AL 35115  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 151300.00

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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ 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.

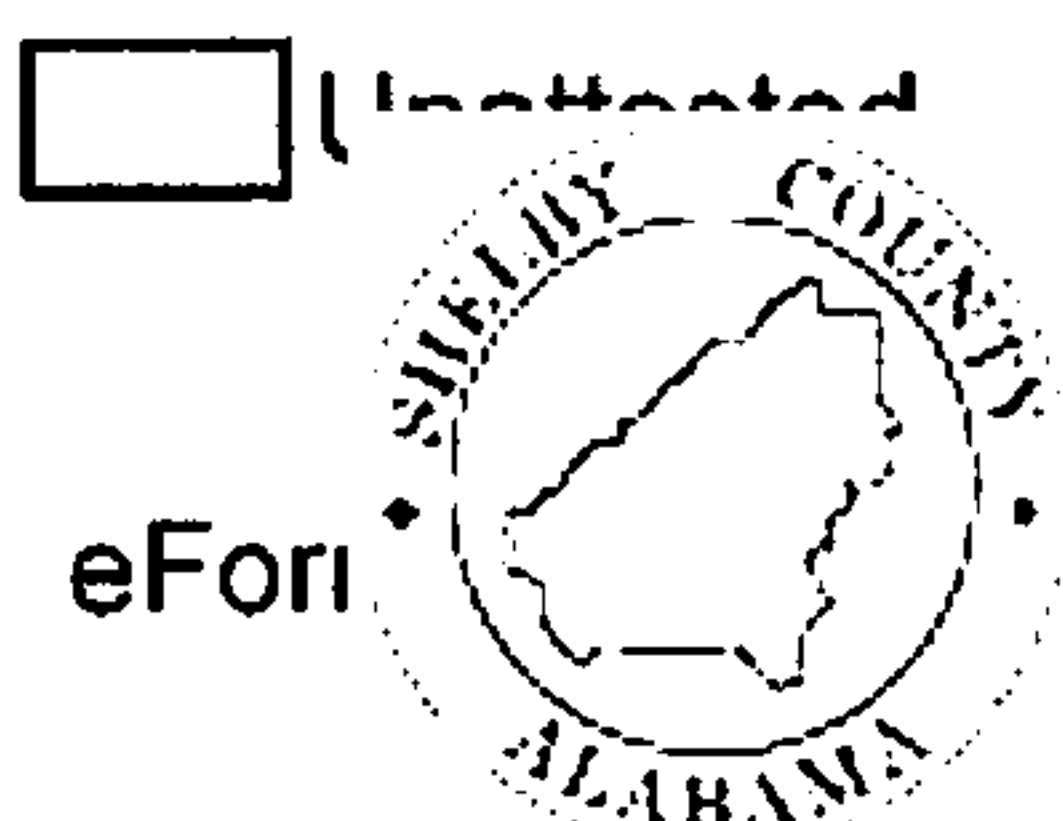
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 Megan Ashley Chatham Trevor Keith Chatham

Sign Megan Ashley Chatham Trevor Keith Chatham  
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 (verified by)  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/29/2019 09:17:11 AM  
 \$26.00 CATHY  
 20190729000270170

*Allen S. Bevil*

**Form RT-1**