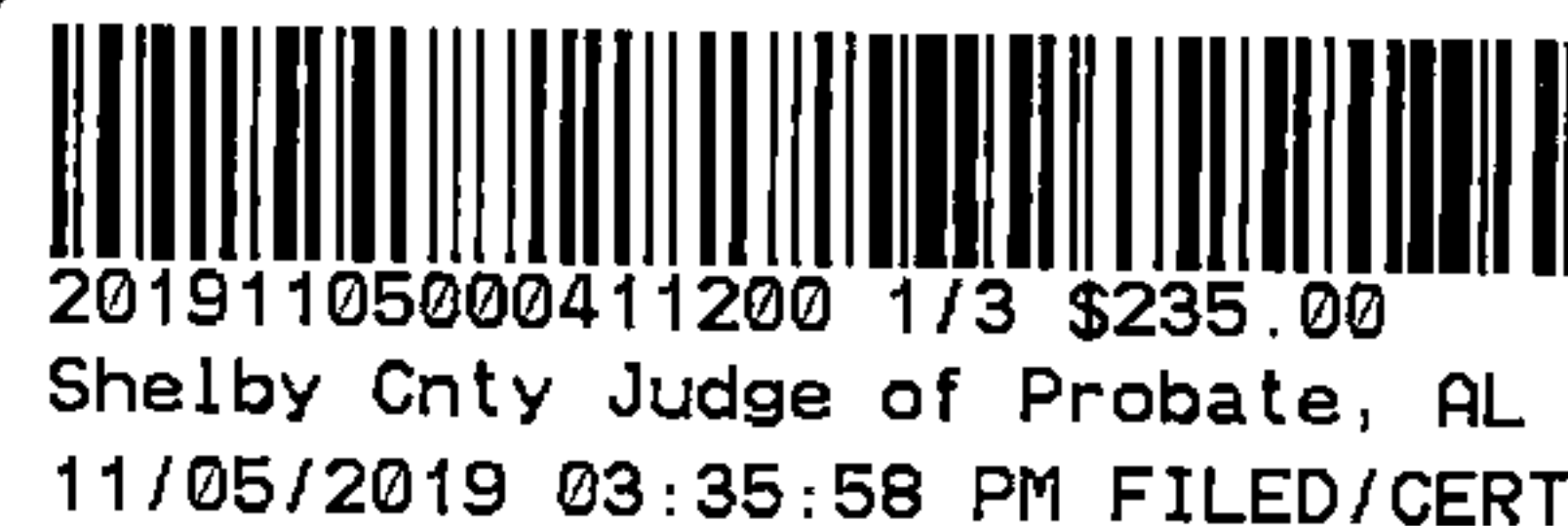




This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Donald White Webster, Martha Barton Webster
Allison Leigh Webster & Ashley Lynn Webster
2085 Chelsea Park Bend
Chelsea, AL 35043

STATE OF ALABAMA)

:

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Five Thousand and 00/100 (\$205,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Allison L. Webster, an unmarried woman** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto **Donald White Webster and Martha Barton Webster, a life estate interest** and unto **Allison Leigh Webster and Ashley Lynn Webster, fee simple title** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 4-108, according to the Survey of Chelsea Park 4th Sector, as recorded in Map Book 34, Pages 147 A & B, 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 Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park, 4th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20050425000195430 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Subject To:

Ad valorem taxes for 2020 and subsequent years not yet due and payable until October 1, 2020.

Existing covenants and restrictions, easements, building lines and limitations of record.

Allison L. Webster is one and the same person as Allison Leigh Webster.

The preparer of this instrument makes no representation as to the status of the title conveyed herein. No title search performed nor requested.

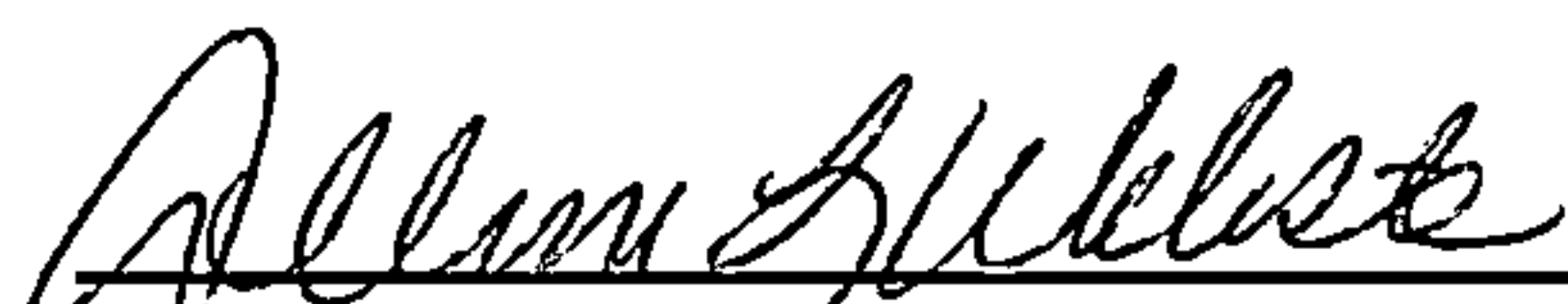
It is the intention of the grantees herein that a life estate interest only shall be granted to **Donald White Webster** and wife, **Martha Barton Webster** and the fee title to the property shall be granted to **Allison Leigh Webster and Ashley Lynn Webster** to be held jointly with right of survivorship and the joint tenancy shall not be extinguished upon the death of the first grantee to die or the subsequent death of any of the remaining surviving grantees. The joint tenancy with right of survivorship shall continue to remain in full force and effect and upon the subsequent death of any of the then surviving grantees any and all of the decedents undivided fractional interest shall continue to pass to the remaining surviving grantees in equal parts until the entire interest in fee simple passes to the surviving grantee.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

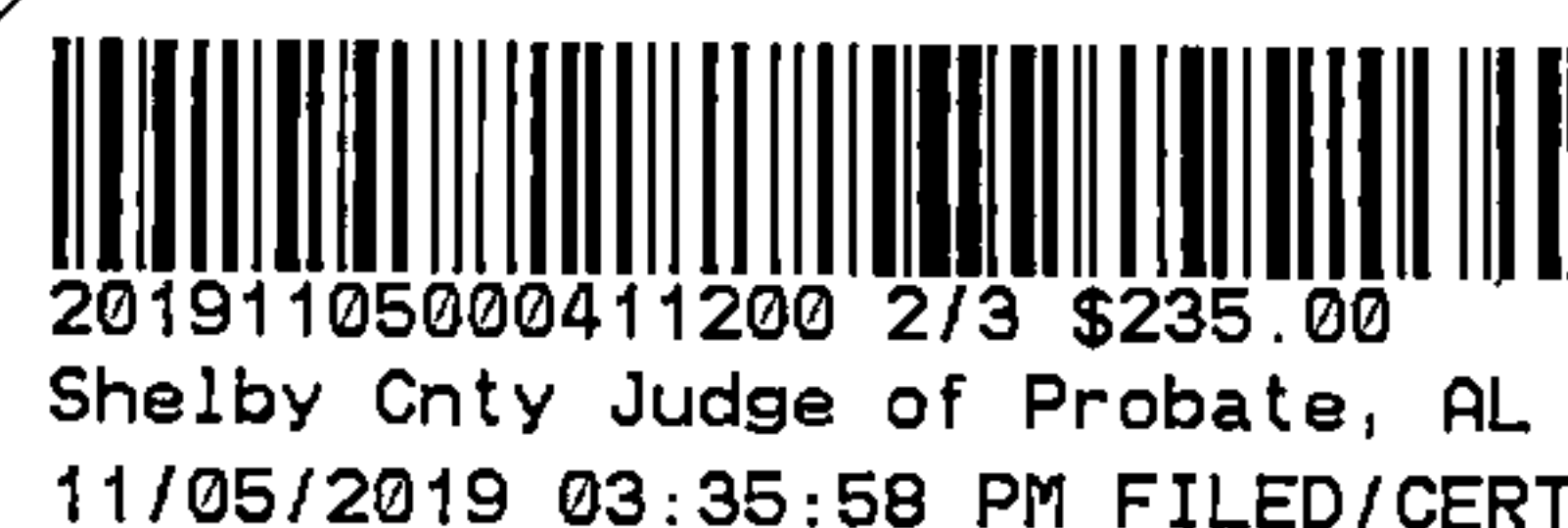
AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; GRANTOR has good right to sell and convey said Real Estate to said GRANTEES; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the **29th** day of **October**, **2019**.


Allison L. Webster

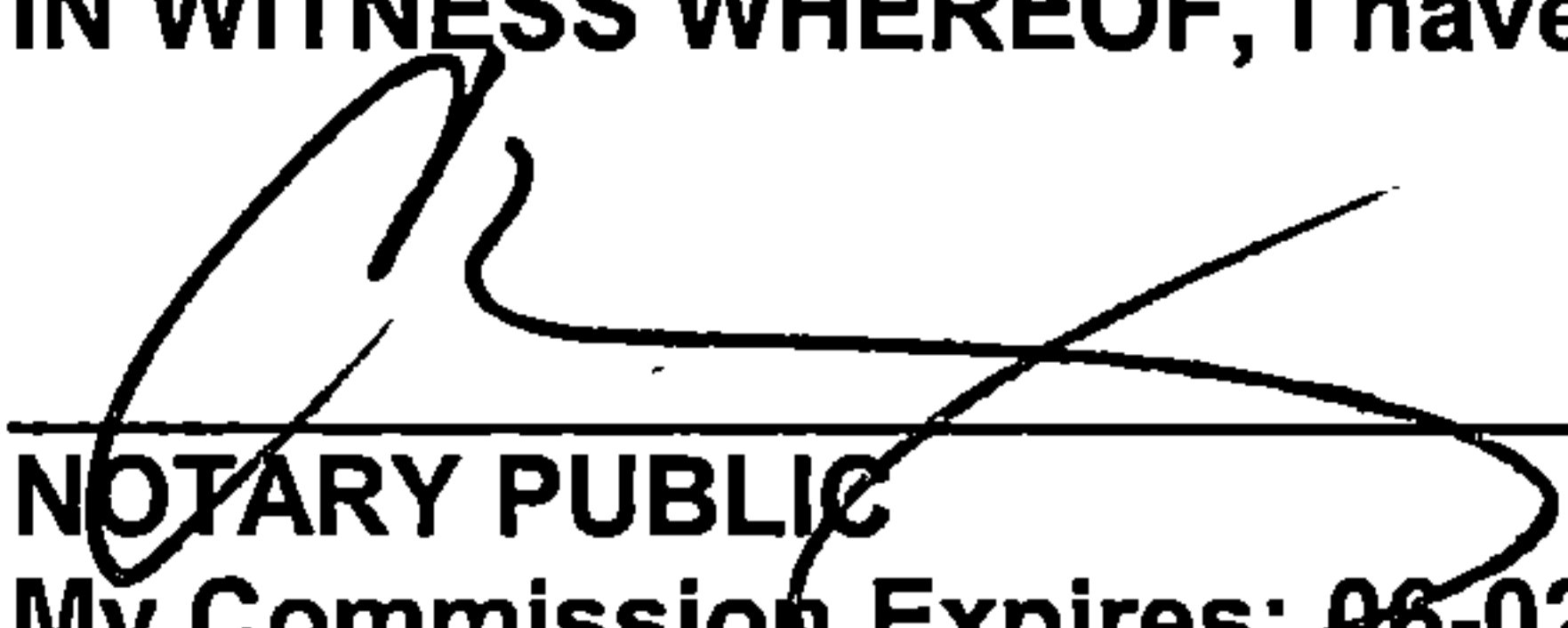
STATE OF ALABAMA)

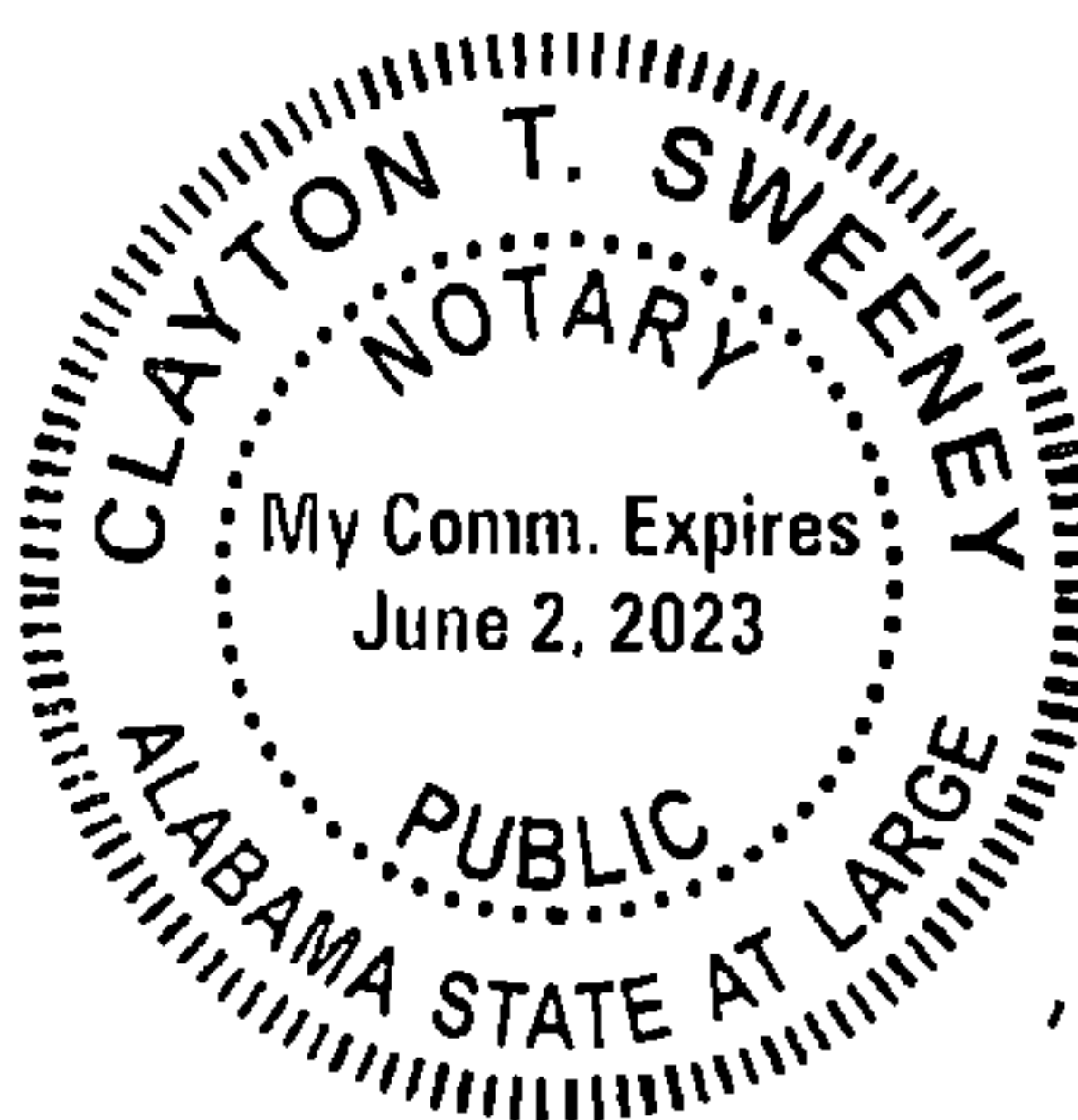
COUNTY OF JEFFERSON)



I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Allison L. Webster, an unmarried woman, 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of October, 2019.


NOTARY PUBLIC
My Commission Expires: 06-02-2023



Real Estate Sales Validation Form

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

Grantor's Name	Allison L. Webster	Grantee's Name	Donald White Webster Martha Barton Webster Allison Leigh Webster Ashley Lynn Webster
Mailing Address	2085 Chelsea Park Bend Chelsea, AL 35043	Mailing Address	2085 Chelsea Park Bend Chelsea, AL 35043
Property Address	2085 Chelsea Park Bend Chelsea, AL 35043	Date of Sale	October 29, 2019
		Total Purchase Price	\$ 205,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

Shelby County, AL 11/05/2019
State of Alabama
Deed Tax: \$205.00

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/ Assessor's Appraised Value |
| ☐ Sales Contract | ☐ Deed - Corrective Deed |
| ☒ 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: _____

Print Allison L. Webster

Unattested

(verified by)

Sign Allison L. Webster
(Grantor/Grantee/Owner/Agent) circle one



20191105000411200 3/3 \$235.00
Shelby Cnty Judge of Probate, AL
11/05/2019 03:35:58 PM FILED/CERT