

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

Send Tax Notice To:
Winston Wilson
249 Ivy Way
Columbiana, AL 35051

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Ninety Seven Thousand and No/100 Dollars, (\$197,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Karyn R. Hetherington, an unmarried woman** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Winston Wilson**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 2-57, according to the Survey of Chelsea Park 2nd Sector, as recorded in Map Book 34, Page 22, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the Common Area as more particularly described in the Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument 20041014000566950 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 2nd Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument 20041014000566960 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declarations").

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.

\$147,750.00 of the consideration was paid from the proceeds of a mortgage loan.

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 GRANTEE, his heirs and assigns forever.


20200102000000950 1/3 \$77.50
Shelby Cnty Judge of Probate, AL
01/02/2020 09:41:02 AM FILED/CERT

Shelby County, AL 01/02/2020
State of Alabama
Deed Tax: \$49.50

AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, 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; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, 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 31st day of October, 2019.

Brynn Williams

Witness

Karyn R. Hetherington
Karyn R. Hetherington

STATE OF Alabama
COUNTY OF Talladega

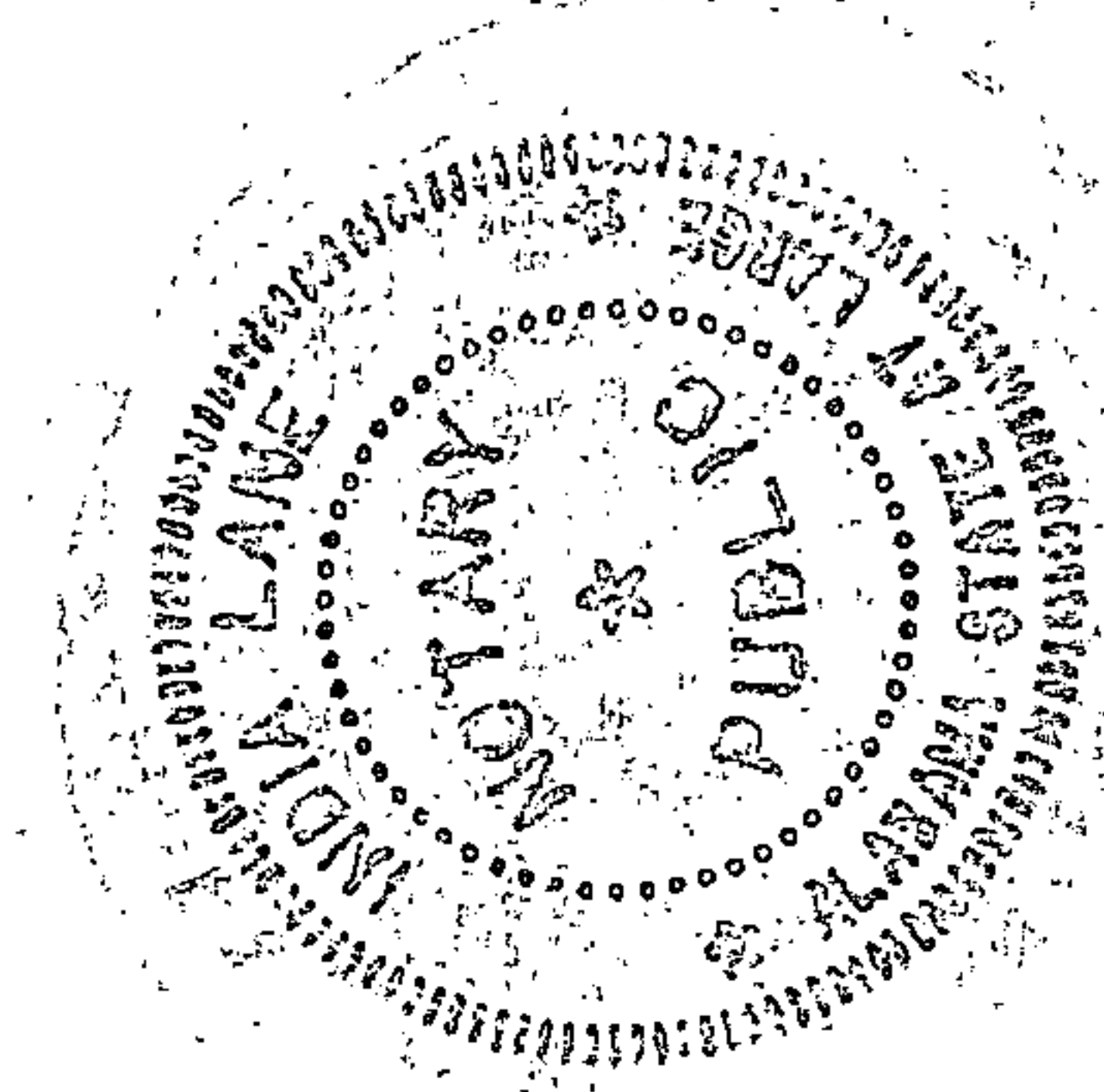
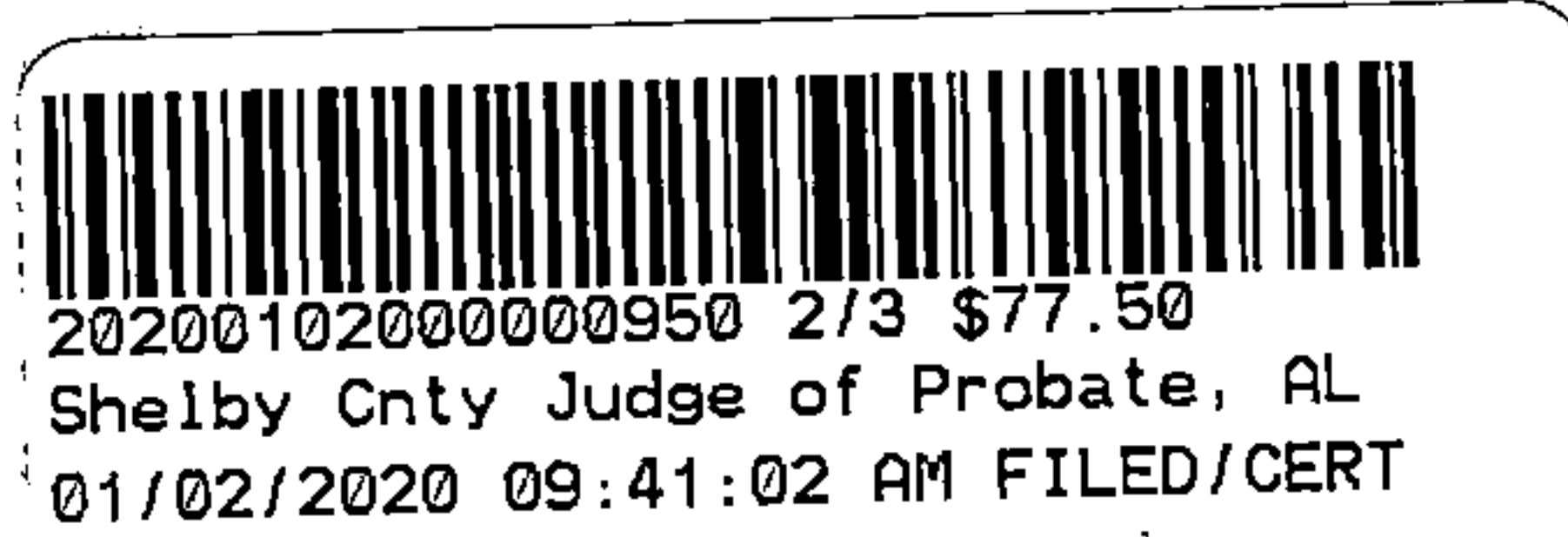
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Karyn R. Hetherington, an unmarried woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of October, 2019.

Cynthia Claver
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES NOVEMBER 10, 2019

(must affix seal)



Real Estate Sales Validation Form

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

Grantor's Name Karyn R. Hetherington
c/o Flint Hills Resources
3098 117th Street E
Mailing Address Inver Grove Heights, MN 55077

Property Address 2005 Madison Circle
Chelsea, AL 35043

Grantee's Name Winston Wilson

Mailing Address 2495 Ivy Way
Columbiana, AL 35051

Date of Sale December 18, 2019

Total Purchase Price \$ 197,000.00

or

Actual Value \$

or

Assessor's Market Value \$



20200102000000950 3/3 \$77.50
Shelby Cnty Judge of Probate, AL
01/02/2020 09:41:02 AM FILED/CERT

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
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other
☐ Deed

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 October 31, 2019

Print Karyn R. Hetherington

Unattested

(verified by)

Sign By:

Karyn Hetherington
(Grantor/Grantee/Owner/Agent) circle one