

This instrument prepared by:  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Christopher Wilson Herndon  
2479 Forest Lakes Ln.  
Sterrett, AL 35147

20200204000045570  
02/04/2020 09:37:33 AM  
DEEDS 1/3

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Fifty-Eight Thousand And No/100 Dollars (\$158,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Michael D. Chase and Amelia Chase, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Christopher Wilson Herndon (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 670, according to the Survey of Forest Lakes, 12th Sector, as recorded in Map Book 34, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**The purchase of the herein described real property is being financed in whole or in part by the proceeds of a PURCHASE MONEY MORTGAGE being executed simultaneously herewith.**

Subject to a third party mortgage in the amount of \$155,138.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 31 day of January, 2020.



Michael D. Chase

 her attorney in fact  
Amelia Chase by Michael D. Chase, her Attorney in Fact

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael D. Chase 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 31<sup>st</sup> day of January, 2020.

  
Notary Public  
My commission expires:



STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael D. Chase whose name as Attorney in Fact for Amelia Chase 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 executed the same voluntarily and in his capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 31<sup>st</sup> day of January, 2020.

  
Notary Public  
My commission expires:





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

|                         |                                             |                                |                                             |
|-------------------------|---------------------------------------------|--------------------------------|---------------------------------------------|
| <b>Grantor's Name</b>   | Michael D. Chase and Amelia Chase           | <b>Grantee's Name</b>          | Christopher Wilson Hemdon                   |
| <b>Mailing Address</b>  | 2479 Forest Lakes Ln.<br>Sterrett, AL 35147 | <b>Mailing Address</b>         | 2479 Forest Lakes Ln.<br>Sterrett, AL 35147 |
| <b>Property Address</b> | 2479 Forest Lakes Ln.<br>Sterrett, AL 35147 | <b>Date of Sale</b>            | January 31, 2020                            |
|                         |                                             | <b>Total Purchase Price</b>    | \$158,000.00                                |
|                         |                                             | <b>or</b>                      |                                             |
|                         |                                             | <b>Actual Value</b>            | \$ _____                                    |
|                         |                                             | <b>or</b>                      |                                             |
|                         |                                             | <b>Assessor's Market Value</b> | \$ _____                                    |

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 - Michael D. Chase and Amelia Chase, 2479 Forest Lakes Ln., Sterrett, AL 35147.

Grantee's name and mailing address - Christopher Wilson Hemdon, 2479 Forest Lakes Ln., Sterrett, AL 35147.

Property address - 2479 Forest Lakes Ln., Sterrett, AL 35147

Date of Sale - January 31, 2020.

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: January 31, 2020

Sign *Amelia Chase*  
 Agent



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/04/2020 09:37:33 AM  
 \$31.00 CHERRY  
 20200204000045570

*Allen S. Bayl*