

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Michelle Chatham
PO BOX 120
Harpersville AL 35078

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED EIGHT FOUR THOUSAND DOLLARS AND ZERO CENTS (\$184,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Thomas A. Chatham II and wife, Michelle Chatham** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Michelle Chatham** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.


SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24th day of February, 2020.



Thomas A. Chatham II



Michelle Chatham

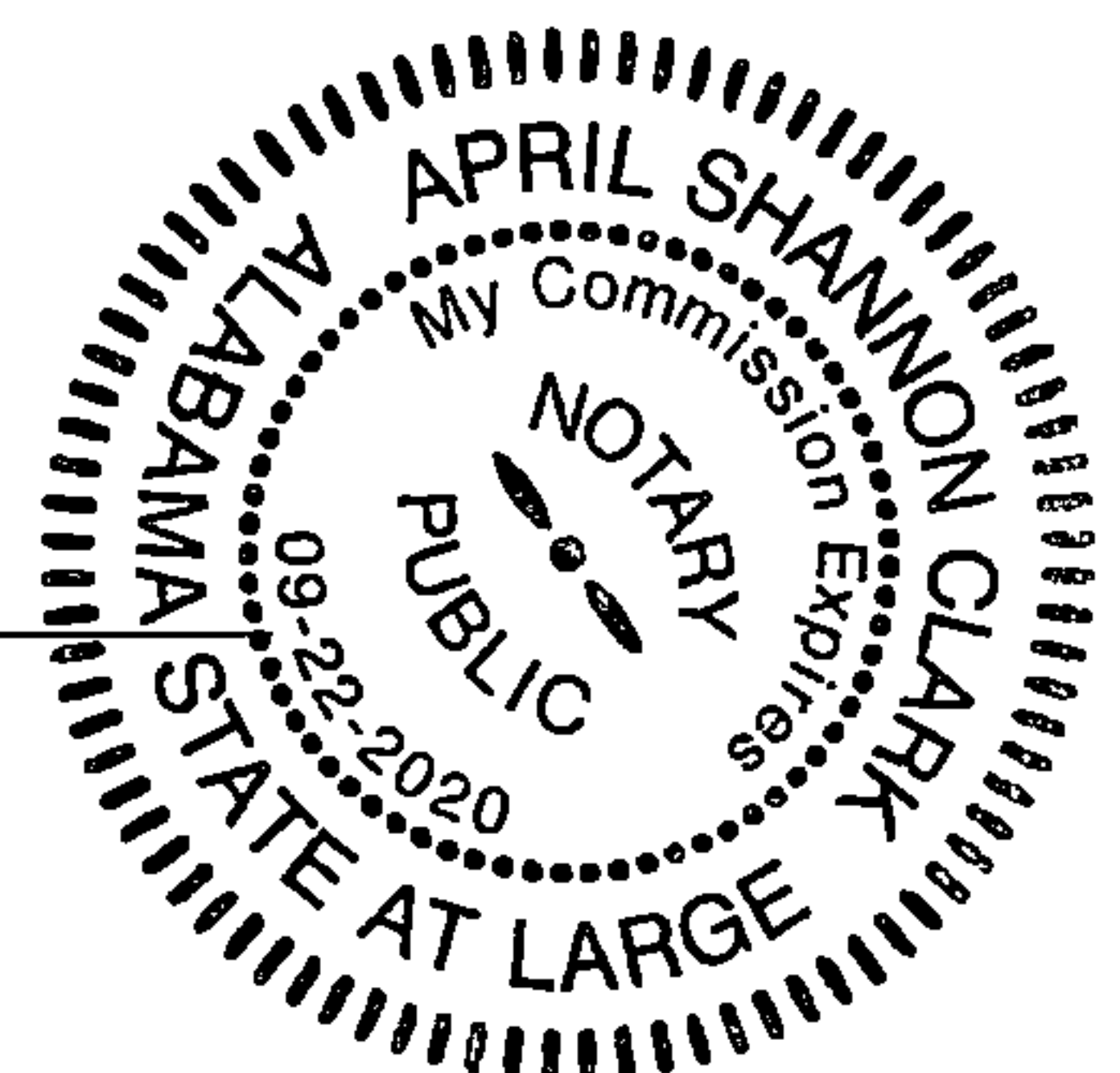
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Thomas A. Chatham II and Michelle Chatham**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of February, 2020.


Notary Public
My Commission Expires: 9/22/2020


20200224000072550 1/3 \$212.00
Shelby Cnty Judge of Probate, AL
02/24/2020 03:41:49 PM FILED/CERT



Shelby County, AL 02/24/2020
State of Alabama
Deed Tax:\$184.00

EXHIBIT A – LEGAL DESCRIPTION

PARCEL I:

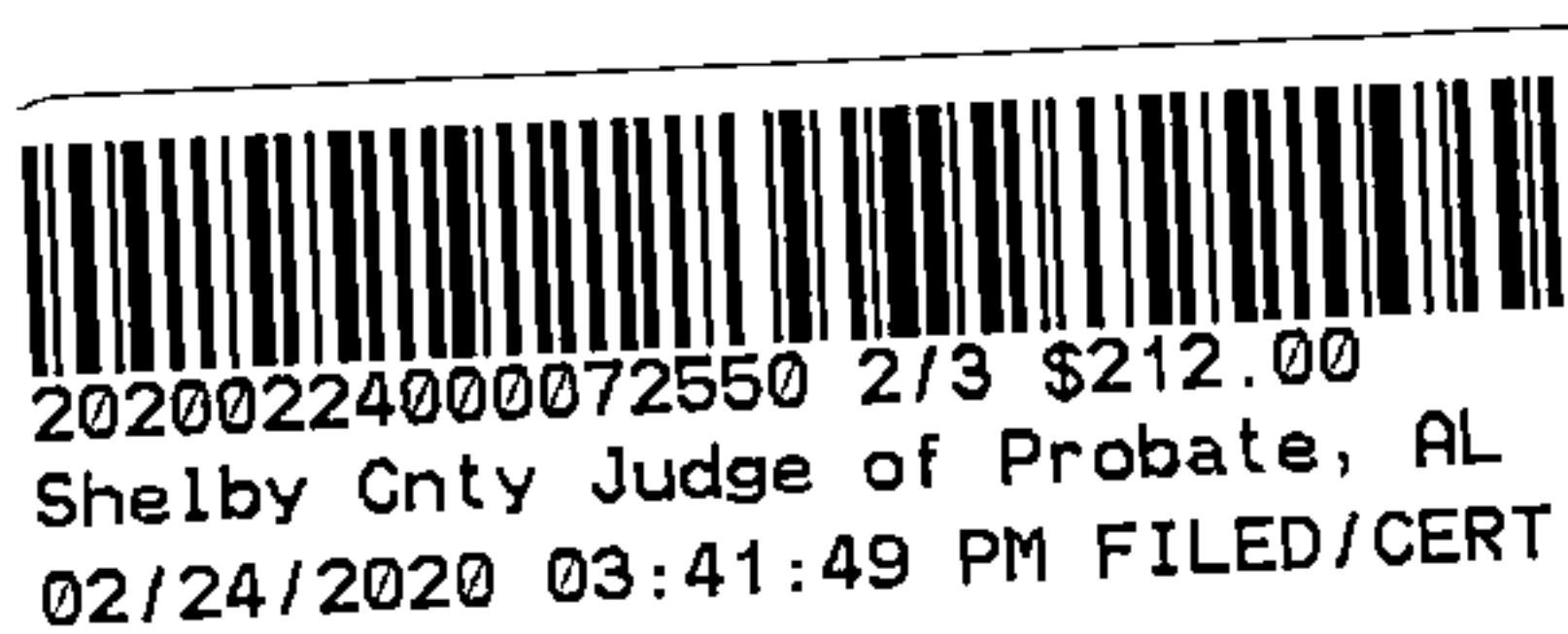
The N ½ of the SW ¼ of Section 3, Township 20 Range 2 East, Shelby County, Alabama.

PARCEL II:

The NW ¼ of the SE ¼ of Section 3, Township 30 Range 2 East, Shelby County, Alabama.

PARCEL III:

Commencing at the NW corner of the NE ¼ of the SE ¼ Section 3, Township 20 Range 2 East, Shelby County, Alabama; thence South along the West line of said ¼ - ¼ section a distance of 535.00 feet for the point of beginning; thence South 1 degree 57 minutes 00 seconds West a distance of 36.08 feet; thence North 88 degrees 07 minutes 56 seconds East a distance of 917.41 feet to the West right of way line of Shelby County No. 79; thence North 28 degrees 17 minutes 00 seconds West along said road right of way line for a distance of 40.20 feet; thence South 88 degrees 07 minutes 56 seconds West a distance of 879.12 feet to the Point of Beginning.



Real Estate Sales Validation Form

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

Grantor's Name Thomas Chatham
Mailing Address PO Box 120
Harpersville AL
35078

Grantee's Name Michelle Chatham
Mailing Address PO Box 120
Harpersville AL
35078

Property Address Tuttie Dr

Date of Sale 2/24/2020
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 184,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other 1/2 tax value

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 Michelle Chatham

Unattested

Sign Michelle Chatham
(Grantor/Grantee/Owner/Agent) circle one



20200224000072550 3/3 \$212.00
Shelby Cnty Judge of Probate, AL
02/24/2020 03:41:49 PM FILED/CERT

Form RT-1