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03/26/2020 12:51:57 PM  
DEEDS 1/2

Prepared by:  
Michael D Brymer  
Massey, Stotser & Nichols, PC  
1780 Gadsden Highway  
Birmingham, AL 35235  
File No.: 20205710

Send Tax Notice To:  
Carla Renea Chamblee  
1462 Caribbean Cir.  
Alabaster, AL 35007

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Rhonda Freeman, a married woman (herein referred to as GRANTOR, whether one or more) does by these presents grant, bargain, sell and convey unto Carla Renea Chamblee (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 10, Block 4 of Southwind Third Sector, as recorded in Map Book 7, Pages 25a and 25b, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

**Note:** \$171,830.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

This property is not the homestead of the Grantor or her Spouse as defined by the code of Alabama.

**TO HAVE AND TO HOLD,** To the said GRANTEE, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, her heirs, executors and assigns forever, against the lawful claims of all persons.

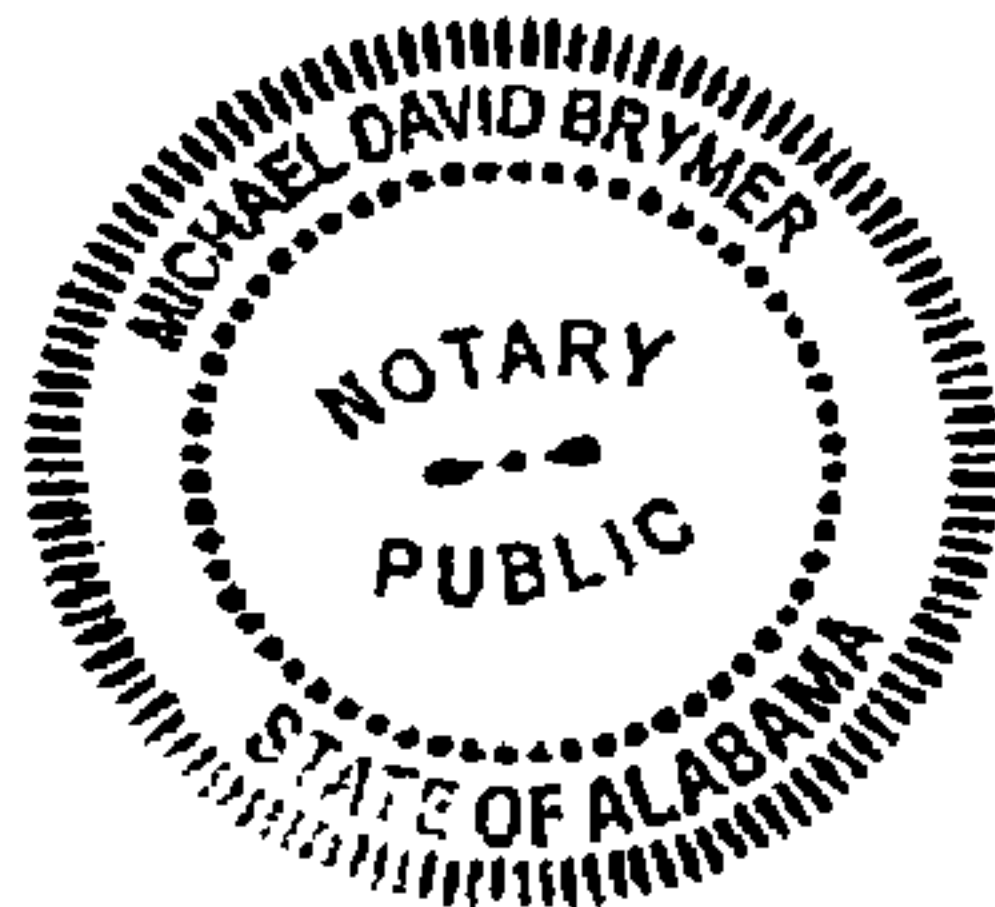
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 23rd day of March, 2020.

  
Rhonda Freeman

State of Alabama  
County of Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rhonda Freeman, 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, she executed the same voluntarily for and as her act on the day the same bears date.

Given under my hand and official seal this 23rd day of March, 2020.



  
Notary Public: Michael D Brymer  
My Commission Expires: September 25, 2021

**Real Estate Sales Validation Form**

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

Grantor's Name	<u>Rhonda Freeman</u>	Grantee's Name	<u>Carla Renea Chamblee</u>
Mailing Address	<u>1462 Caribbean Cir.</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>1462 Caribbean Cir.</u> <u>Alabaster, AL 35007</u>
Property Address	<u>1462 Caribbean Cir.</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>March 23, 2020</u>
		Total Purchase Price	<u>\$175,000.00</u>
		or	
		Actual Value	_____
		or	
		Assessor's Market Value	_____

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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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 - 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.

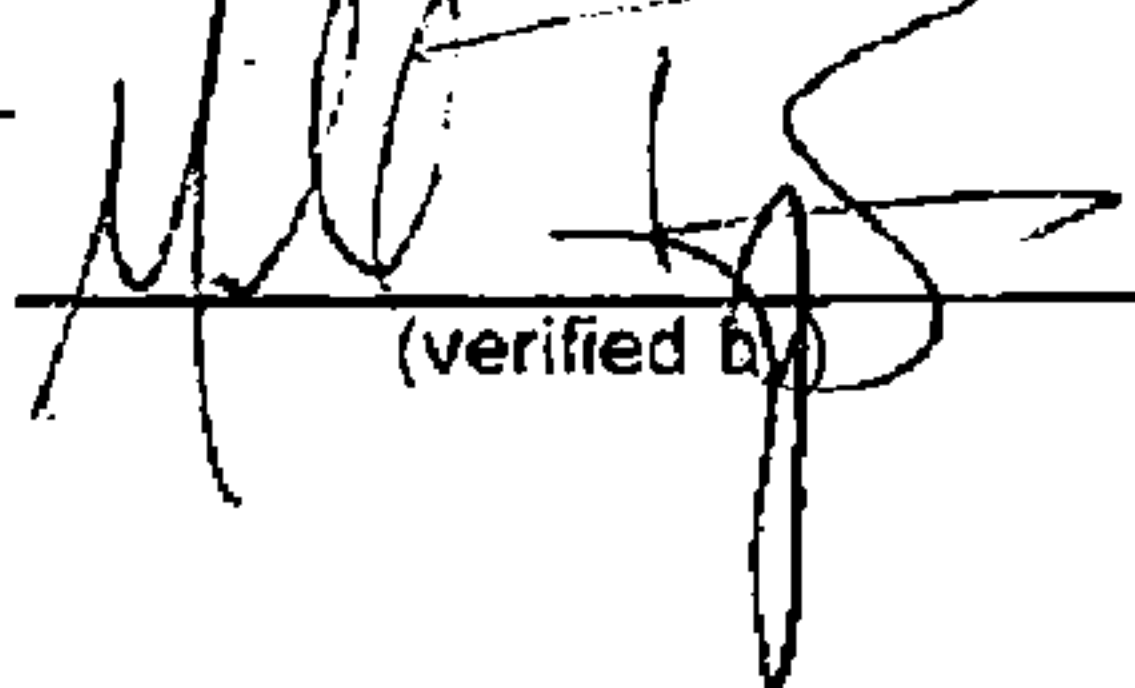

Date of Sale - the date on which interest to the property was conveyed.

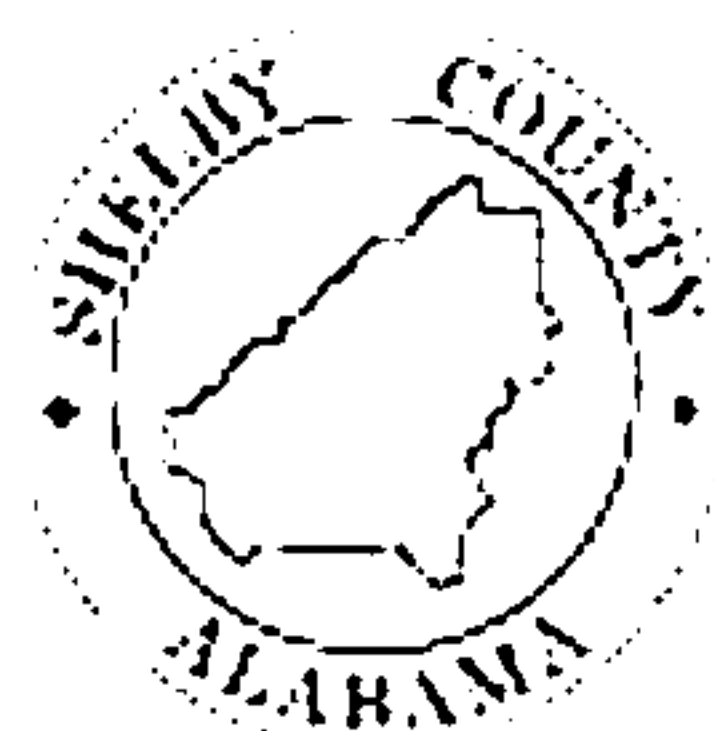
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 of 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	<u>March 20, 2020</u>	Print	<u>Rhonda Freeman</u>
<input type="checkbox"/> Unattested		Sign	<u></u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/26/2020 12:51:57 PM  
 \$28.50 CHERRY  
 20200326000119280

Form RT-1

*Allen S. Bayl*