

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

**SEND TAX NOTICE TO:**  
Gregory Mattes and Carolyn J. Mattes  
105 Bolivar Ln.  
Chelsea, AL 35043

**WARRANTY DEED**

STATE OF ALABAMA                   )  
  )  
SHELBY COUNTY                    )

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of Three Hundred Eighty-Four Thousand Nine Hundred And No/100 Dollars (\$384,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Max A. Morrison and Cheryl R. Morrison, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Gregory Mattes and Carolyn J. Mattes (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 408, according to the Survey of Lime Creek Phase 4 at Chelsea Preserve, as recorded in Map Book 37, Page 97, in the Probate Office 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.


Subject to a third party mortgage in the amount of \$346,410.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 29<sup>th</sup>, 2020.

  
Max A. Morrison

  
Cheryl R. Morrison

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Max A. Morrison and Cheryl R. Morrison whose names are signed to the foregoing conveyance, and who are 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 on this 29<sup>th</sup> day of May, 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

Grantor's Name	Max A. Morrison and Cheryl R. Morrison	Grantee's Name	Gregory Mattes and Carolyn J. Mattes
Mailing Address	105 Bolivar Ln. Chelsea, AL 35043	Mailing Address	105 Bolivar Ln. Chelsea, AL 35043
Property Address	105 Bolivar Ln. Chelsea, AL 35043	Date of Sale	May 29, 2020
		Total Purchase Price	\$384,900.00
		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)

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other: \_\_\_\_\_

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 - Max A. Morrison and Cheryl R. Morrison, 105 Bolivar Ln., Chelsea, AL 35043.

Grantee's name and mailing address - Gregory Mattes and Carolyn J. Mattes, 105 Bolivar Ln., Chelsea, AL 35043.

Property address - 105 Bolivar Ln., Chelsea, AL 35043

Date of Sale - May 29, 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.

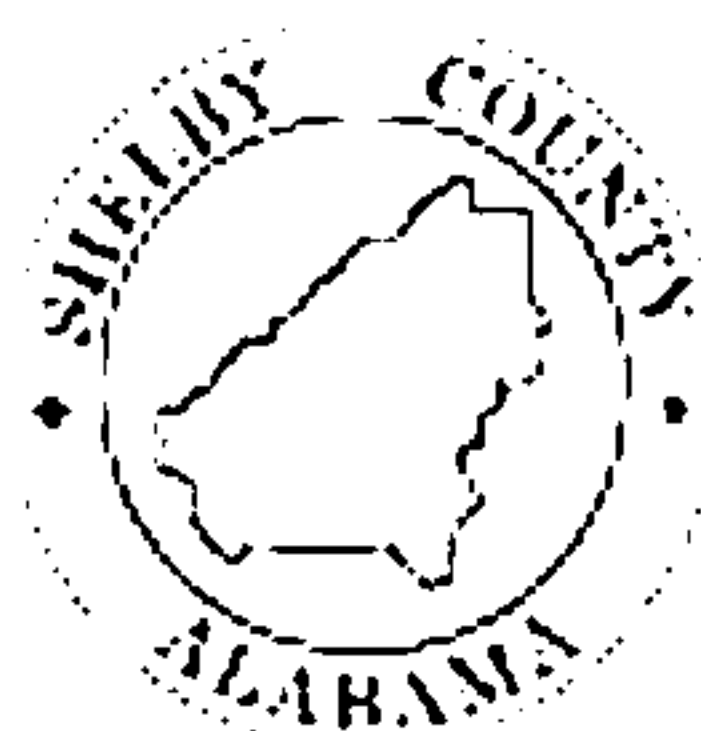
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: May 29, 2020

Sign Cheryl R. Morrison  
 Agent

Validation Form



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/01/2020 01:40:20 PM  
 \$66.50 JESSICA  
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Allen S. Bayl

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