



20200602000221490 1/3 \$43.00
 Shelby Cnty Judge of Probate, AL
 06/02/2020 01:40:34 PM FILED/CERT

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

Send Tax Notice To:
 Jacob Garrett Evans and
 Ashley Elizabeth Harris
 109 Lake Chelsea Drive
 Chelsea, AL 35043

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Seventy-Four Thousand Nine Hundred and 00/100 (\$274,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Randal Headrick, a married man, Sherry Kendrick, a married woman and Christine Headrick, an unmarried woman** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Jacob Garrett Evans and Ashley Elizabeth Harris**, (hereinafter referred to as GRANTEES), their heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 9-87, according to the Survey of Chelsea Park, 9th Sector as recorded in Map Book 37, Page 47 in the Probate Office of Shelby County, Alabama.

TOGETHER WITH the nonexclusive easement to the use of the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record in Instrument 20041014000566950, in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 9th Sector, recorded in Instrument 20051222000659740 and Corrective Amendment to Declaration as recorded in Instrument 20060920000468120 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

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.

Randal Headrick is one and the same person as Randall S. Headrick.

The property conveyed herein does not constitutes the homestead of the grantors nor that of their spouses.

Christine Headrick joins in the execution of this deed to convey her life estate interest which was established in Instrument No. 20190227000061310. Christine Headrick is one and the same person as Christine G. Headrick.

\$261,155.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 GRANTEES, their heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are 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; that GRANTORS have a good right to sell and convey the said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

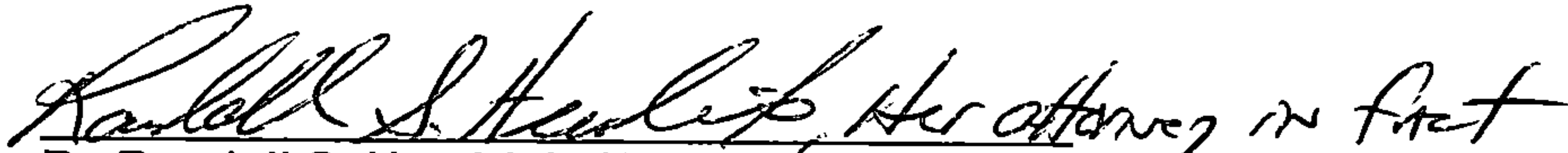
CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 27th day of May, 2020.


Randal Headrick


Sherry Kendrick


Christine Headrick

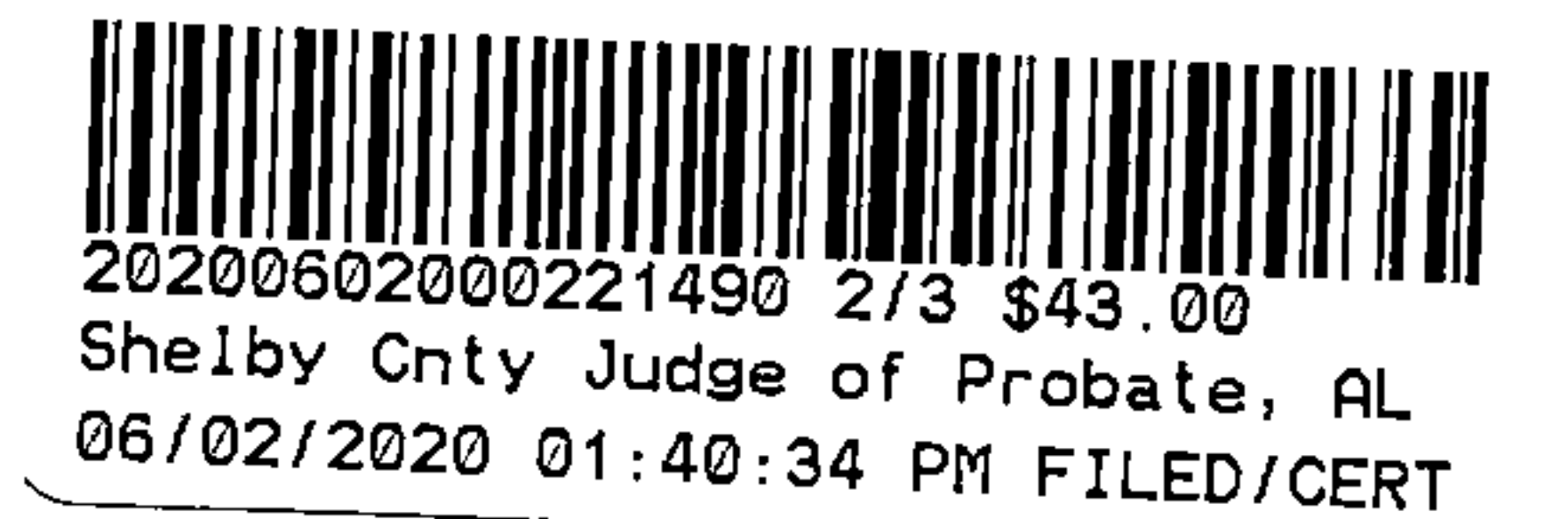
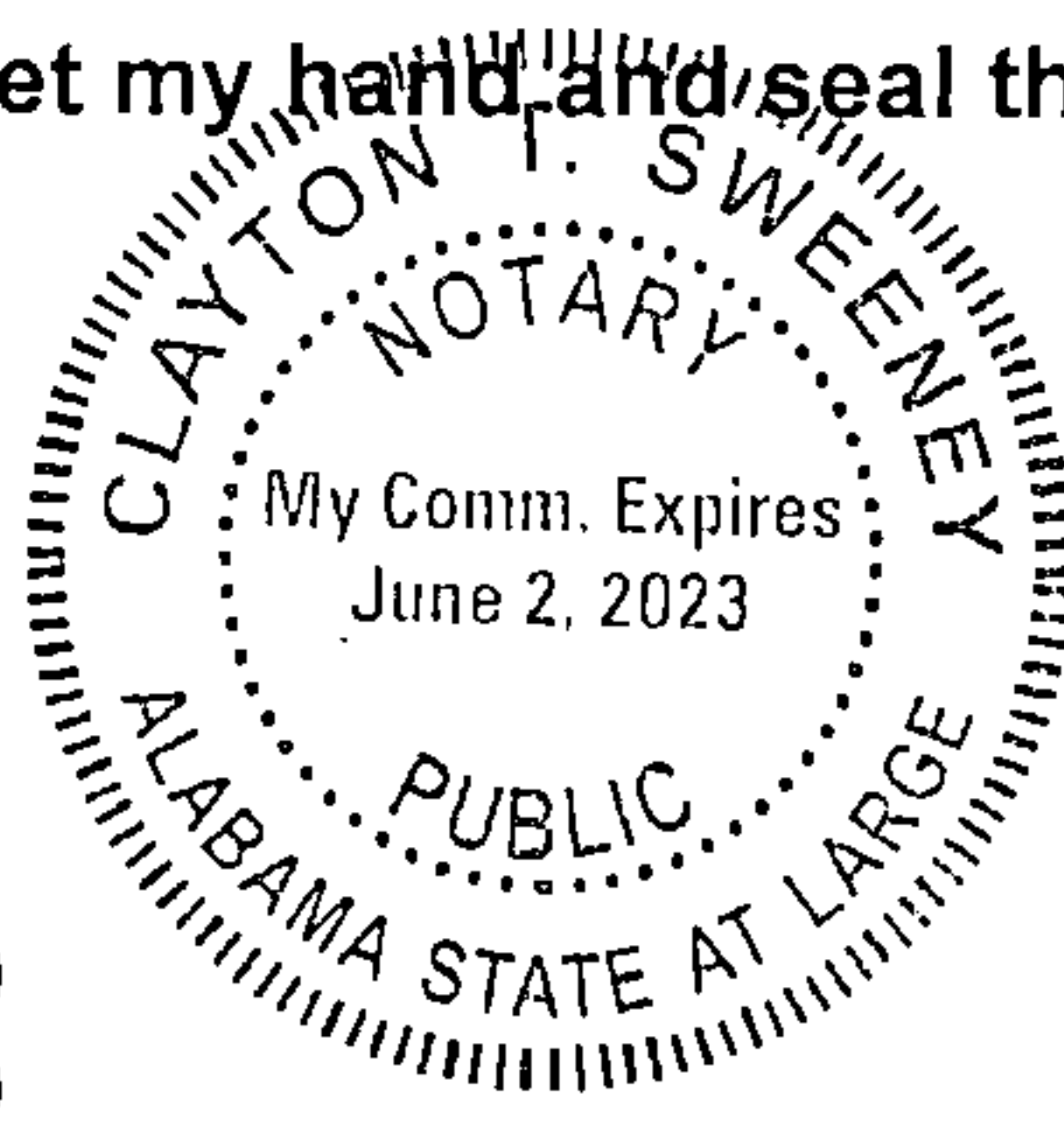

By Randall S. Headrick, Her Attorney in Fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Randal Headrick, a married man, Sherry Kendrick, a married woman, and Randal Headrick, 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of May, 2020.


NOTARY PUBLIC
My Commission Expires: 06-02-2023



STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Randall S. Headrick whose name as Attorney in Fact for Christine Headrick, an unmarried woman, under that certain Durable Power of Attorney dated October 18, 2017 and recorded in Instrument No. 20200601000317050 in the Probate Office of Shelby County, Alabama, 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, he, as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of May, 2020.


NOTARY PUBLIC
My Commission Expires: 06-02-2023



Real Estate Sales Validation Form

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

Grantor's Name Randal Headrick, Sherry Kendrick
And Christine Headrick

Grantee's Name Jacob Garrett Evans and
Ashley Elizabeth Harris

Mailing Address 3387 N Broken Bow Drive
Birmingham, AL 35242

Mailing Address 109 Lake Chelsea Drive
Chelsea, AL 35043

Property Address 109 Lake Chelsea Drive
Chelsea, AL 35043

Date of Sale May 27, 2020

Total Purchase Price \$ 274,900.00

or

Actual Value \$

or

Assessor's Market Value \$

Shelby County, AL 06/02/2020
State of Alabama
Deed Tax: \$14.00

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 | ☐ Appraisal/ Assessor's Appraised Value |
| ☐ Sales Contract | ☐ Other – property tax redemption |
| ☒ 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 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

Unattested

(verified by)

Print Randal Headrick, Sherry Kendrick and Christine Headrick

Randal Headrick *Sherry Kendrick*
Christine Headrick by Randal Headrick

Sign

(Grantor/Grantee/Owner/Agent) circle one



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