



20200701000272850 1/4 \$297.00
Shelby Cnty Judge of Probate, AL
07/01/2020 03:43:17 PM FILED/CERT

Send Tax Notice to:
Earl & Druscilla Chauffe Family Trust
149 Scarlet Lane
Chelsea, AL 35043

This instrument prepared by:

James B. Griffin, LLC
Attorney at Law
6 Office Park Circle, Suite 215
Birmingham, AL 35223

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by **Earl Thomas Chauffe and Druscilla Thomassee Chauffe as Co-Trustees of the Earl and Druscilla Chauffe Family Trust, dated July 1, 2020**, a revocable trust established under the laws of Alabama, (herein "Grantee") to the undersigned, **Earl T. Chauffe and Druscilla M. Chauffe**, a married couple, the receipt of which is hereby acknowledged, the undersigned (herein "Grantor") does by these presents, grant, bargain, sell, and convey unto Grantee the following described real estate situated in Shelby County, Alabama, to-wit, as further described on that legal description attached hereto and incorporated by reference herein as Exhibit A. This being real property granted, at least in part, to the Grantor(s) by deed dated August 8, 2007 as recorded in the Probate Court of Shelby County, AL as Record No. 20070820000392850.

TO HAVE AND TO HOLD, to Grantee, its successors and assigns forever, in fee simple.

Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, Grantor has hereto set his/her hand(s) and seal(s) this 1st day of July, 2020.

Earl T Chauffe
Earl T. Chauffe, Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said county, in said state, hereby certify that **Earl T. Chauffe**, 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.

Given under my hand and official seal this 1st day of July, 2020.

MH
Notary Public
My commission expires:
MELLODY HAYNES
Notary Public
Alabama State at Large

My Commission Expires
March 8, 2023

Druscilla M. Chauffe
Druscilla M. Chauffe, Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said county, in said state, hereby certify that **Earl T. Chauffe**, 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.

Given under my hand and official seal this 1st day of July, 2020.

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EXHIBIT A
Legal Description

Lot 33, according to the Map and Survey of Chesser Plantation, Phase I, Sector 2 as recorded in Map Book 33, Page 121, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2002030600010788 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to: (1) Ad valorem taxes due and payable October 1, 2007 and all subsequent years thereafter; (2) Mineral and mining rights not owned by Grantor; (3) The easements, restrictions, assessments, covenants, agreements and all other terms and provisions of the Declaration and in Map Book 33 page 121 and Inst. #2002030600010788 in the Probate Office of Shelby County, Alabama; (4) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself and for its successors and assigns, that Grantor shall not be liable for and Grantee hereby waives, releases and forever discharges Grantor, its officers, agents, employees, directors, shareholders, partners, contractors, subcontractors, mortgagees and each of their respective successors and assigns, for any and all liability claims and causes of action of any nature on account of loss, damage, or injuries to buildings, structures, improvements, personal property or to Grantee or any owner, occupants or other person who enters upon any portion of the Property as a result of or arising out of

any past, present or future soil, surface and/or subsurface conditions, known or unknown, (including without limitation, radon, sinkholes, underground mines, tunnels and limestone formations and deposits) under or upon the Property or any property surrounding, adjacent to or in close proximity with the Property.

Real Estate Sales Validation Form

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

CO-Trustee
Chawffe Family
7/1/2020

Grantor's Name
Mailing Address

Earl T. Chawffe
Dwight M. Chawffe

Property Address

149 Scarlet Lane
Chelsea, AL 35043
149 Scarlet Lane
Chelsea, AL
35043

Grantee's Name
Mailing Address

Earl Thomas Chawffe
7/1/2020
Tracynna Thompson Chawffe
149 Scarlet Lane
Chelsea, AL 35043

Date of Sale 1 July 2020
Total Purchase Price \$ 265,000
or
Actual Value \$ 265,000
or
Assessor's Market Value \$ 265,000

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 Shelby County, AL 07/01/2020
 Sales Contract State of Alabama
 Closing Statement Deed Tax: \$265.00

Appraisal
Other TAX ASSessor

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).

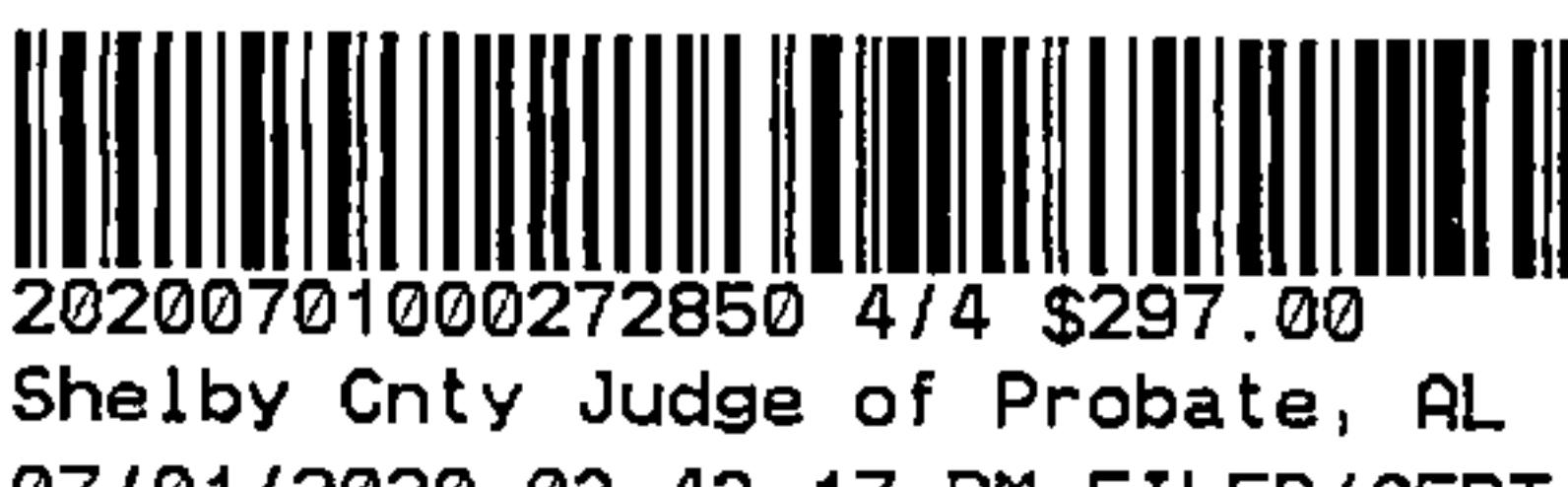
Date 1 July 2020

Print

James B. Griff

Sign

James B. Griff
(Grantor/Grantee/Owner/Agent) circle one



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Unattested

(verified by)

Form RT-1