

20201005000451330
10/05/2020 03:48:46 PM
DEEDS 1/2

This instrument was prepared by:
Patrick F. Smith, Attorney
Smith Kessler Smith, LLC
1550 West 2nd Street, Ste. A-4
Gulf Shores, AL 36542

SEND TAX NOTICE TO:
Ronald A. Chadwick, Trustee
Mark Christopher Chadwick, Trustee
c/o 5100 Alex Way
Clay, AL 35215

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$10.00 and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, **Faye Dill Chadwick, a single woman** (hereinafter grantor), does grant, bargain, sell and convey unto

Ronald A. Chadwick, Trustee and Mark Christopher Chadwick, Trustee, as Trustees of the Faye Dill Chadwick Irrevocable Trust Dated September 1, 2020

(hereinafter grantee, whether one or more), all of my right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA**:

Lot 720, according to the Survey of Savannah Pointe, Sector VII, as recorded in Map Book 31, Page 101, in the Probate Office of Shelby County, Alabama

Lot 56, according to the Survey of Savannah Pointe, Sector III, Page II, as recorded in Map Book 27, Page 122, 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.

TO HAVE AND TO HOLD unto the said GRANTEE, and grantee's heirs and assigns, forever. And Grantor does for the Grantor and for the Grantor's heirs, executors, and administrators covenant with the said GRANTEE, and grantee's heirs and assigns, 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 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 GRANTEE, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set her hand and seal on

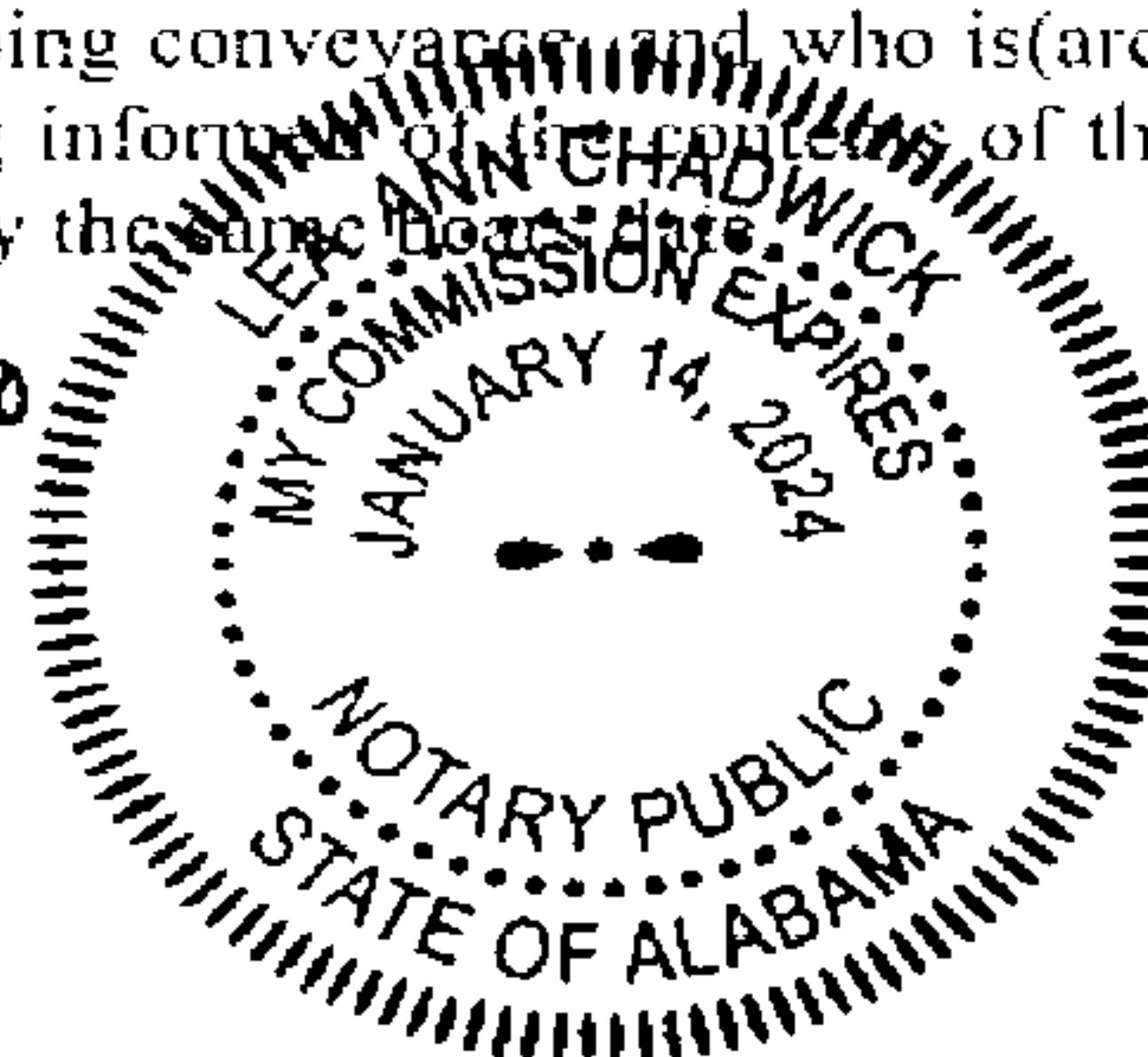
September 29, 2020
Faye Dill Chadwick
Faye Dill Chadwick

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Faye Dill Chadwick, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same were signed.

Given under my hand and official seal on 9-29-2020
Lea Ann Chadwick
Notary Public
Commission Expires: 1-14-2024





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/05/2020 03:48:46 PM
\$289.50 JESSICA
20201005000451330

Allen S. Bayl

20201005000451330 10/05/2020 03:48:46 PM DEEDS 2/2

Real Estate Sales Validation Form

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

Grantor's Name Faye Dill Chadwick
Mailing Address 5100 Alex Way
Birmingham, Alabama 35215

Grantee's Name Ronald A. Chadwick, Trustee and Mark Christopher Chadwick, Trustee
Mailing Address of the the Faye Dill Chadwick Irrevocable Trust Dated September 1, 2020
5100 Alex Way
Clay, Alabama 35215

Property Address 115 Charlton Lane (\$118,700.00)
and 226 Bedford Lane (144,500.00)
Calera, Alabama 35040

Date of Sale 9/29/2020
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 263,200.00

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
☐ Sales Contract ☒ Other Tax Assessor's Value
☐ 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 _____

Print Sherri D. Schmidt

____ Unattested

Sign Sherri D. Schmidt

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1