

This instrument was prepared by:
Fish Nelson & Holden, LLC
400 Century Park S #224
Birmingham, AL 35226

Send tax notice to:
Annalin Wren
1077 Fairbank Lane
Chelsea, AL 35043

State of Alabama
County of Shelby

GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, Garrett Salter, a single man, and Karen Salter, a married woman, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Annalin Wren**, a single woman (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel ID: 08-9-31-2-003-040-000

Address: 1077 Fairbank Lane, Chelsea, AL 35043

See Exhibit A for Legal Description

Subject to taxes for the year 2020 and subsequent years not yet due and payable; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record.

Be it known that \$167,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith. Be it further known that this property is not the homestead of Karen Salter or her spouse.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of October, 2020.

Karen Salter as POA for Garrett Salter
Garrett Salter

Karen Salter
Karen Salter

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Mary Stewart Nelson Thompson, a Notary Public in said and for said County, in said State, hereby certify that Karen Salter, individually, and Karen Salter, in her capacity as power of attorney for Garret Salter, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of October, 2020.

Mary Stewart Nelson Thompson
Notary Public
My Commission Expires: 4/30/21

Exhibit A

Legal Description

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

Lot 3-08, according to the Plat of Chelsea Park 3rd Sector as recorded in Map Book 34, Page 23 A & B, in the Probate Office of Shelby County, Alabama

Together with the non-exclusive easement to use the common areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, recorded in Instrument #20041014000566950, in the Probate Office of Shelby County, Alabama, and Declaration of Covenant, Conditions and Restrictions for Chelsea Park 3rd Sector, as recorded in instrument #20041014000566970 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Real Estate Sales Validation Form

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

Grantor's Name Karen Selter + Garrett Selter Grantee's Name Annalin Wren
 Mailing Address _____ Mailing Address 1077 Fairbank Ln
 _____ Chelsea, AL 35043

 Property Address 1077 Fairbank Ln Date of Sale 10/30/20
Chelsea, AL Total Purchase Price \$ 176,000.00
35043 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 _____ Appraisal
☒ Sales Contract _____ Other
☐ 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 10/30/20Print Mary Stewart Nelson Thompson

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/03/2020 09:47:25 AM
 \$40.00 MIST
 20201103000496470

Alicia S. Boyd