

SEND TAX NOTICE TO:
Shannon R. Stephens
821 Huntington Trace
Chelsea, AL 35043

20201104000501040
11/04/2020 04:04:18 PM
DEEDS 1/3

GENERAL WARRANTY DEED

SHELBY COUNTY

Lot 51, according to the Survey of Polo Crossings, Sector III, as recorded in Map Book 47, Pages 24A and 24B, in the Probate Office of Shelby County, Alabama.

Subject to a third party mortgage in the amount of \$247,000.00 executed and recorded simultaneously herewith.

THE PURCHASE OF THE HEREIN PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY THE PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH

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 the 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 our hands and seals on this 30 day of October, 2020.

Ivey Kelley Smith
Ivey Kelley Smith

Paul Smith
Paul Smith

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ivey Kelley Smith and Paul Smith 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 bears date.

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

Courtney Snow Carter
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 Ivey Kelley Smith and Paul Smith

Grantee's Name Shannon R. Stephens

Mailing Address 16700 Hwy 280 Ste A
Chelsea, AL 35043Mailing Address 821 Huntington Trace
Chelsea, AL 35043Property Address 821 Huntington Trace
Chelsea, AL 35043

Date of Sale October 30, 2020

Total Purchase Price \$260,000.00

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☐ Appraisal☐ Sales Contract☐ Other:☒ Closing StatementIf 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 - Ivey Kelley Smith and Paul Smith, 16700 Hwy 280 Ste A, Chelsea, AL 35043.

Grantee's name and mailing address - Shannon R. Stephens, 821 Huntington Trace, Chelsea, AL 35043.

Property address - 821 Huntington Trace, Chelsea, AL 35043

Date of Sale - October 30, 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.

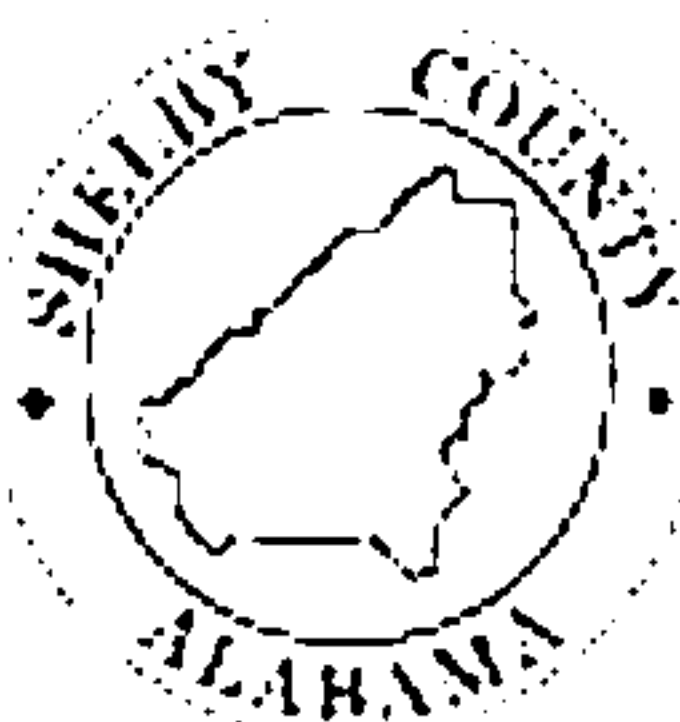
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: October 30, 2020

Sign

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/04/2020 04:04:18 PM
 \$41.00 CHARITY
 20201104000501040