

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Preston Wallace
2118 Chelsea Park Bend
Chelsea, AL 35043

GENERAL WARRANTY DEED



20210126000042530 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/26/2021 01:43:12 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Thirty-Five Thousand And No/100 Dollars (\$235,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Merideth Elaine Sanders, an unmarried person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Preston Wallace (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lot 4-11, according to the plat of Chelsea Park 4th Sector, as recorded in Map Book 34, Pages 147 A and 147 B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive 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 as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 4th Sector recorded in Instrument 20050425000195430 (which together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Together with the nonexclusive easement to use the Easement Parcel as more particularly described in the Easement Agreement as recorded in Instrument 20040816000457750 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.

MERIDETH ELAINE SANDERS IS ONE AND THE SAME PERSON AS MERIDETH E SANDERS IN THAT CERTY WARRANTY DEED RECORDED IN INSTRUMENT #20130906000363140.

Subject to a third party mortgage in the amount of \$223,250.00 executed and recorded 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 15 day of June, 2021.

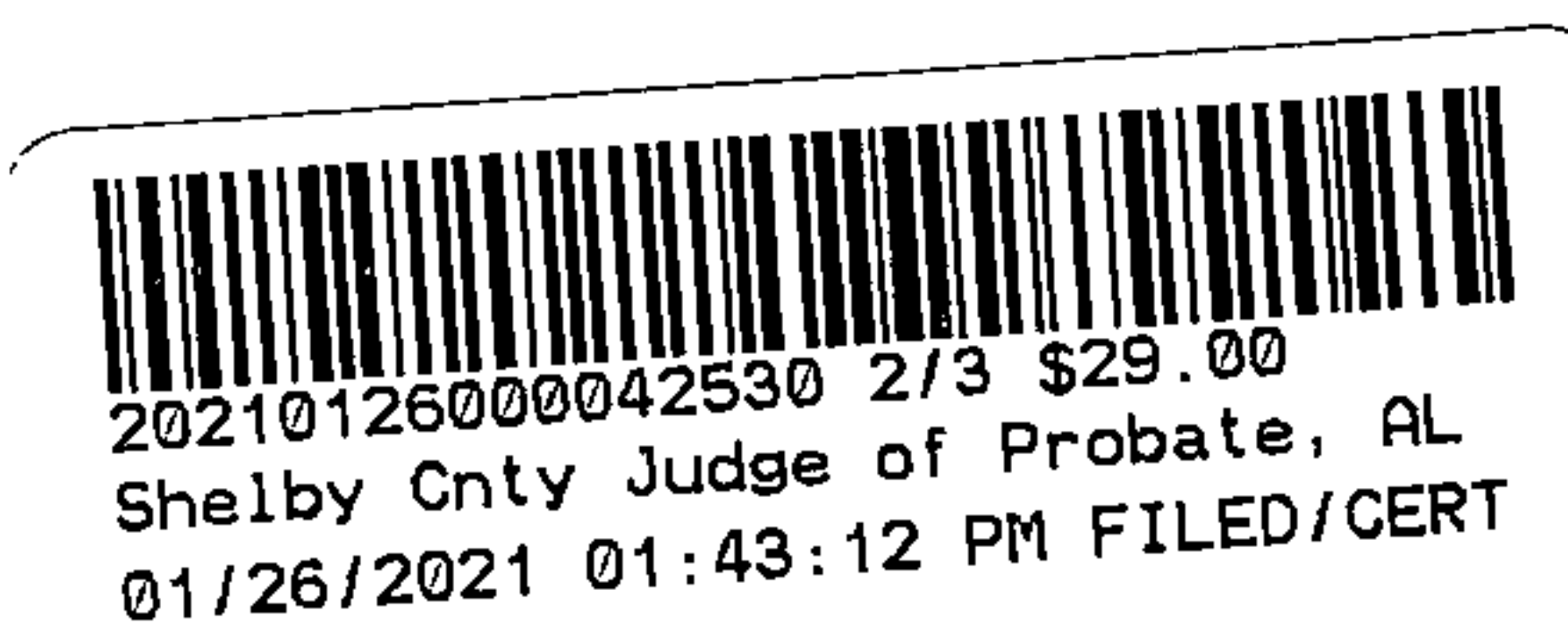
Merideth Elaine Sanders
Merideth Elaine Sanders

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Merideth Elaine Sanders 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 15 day of June, 2021.

[Signature]
Notary Public
My commission expires: 07 2022



Real Estate Sales Validation Form

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

Grantor's Name Merideth Elaine Sanders
Mailing Address 2118 Chelsea Park Bend
Chelsea, AL 35043
Property Address 2118 Chelsea Park Bend
Chelsea, AL 35043

Grantee's Name Preston A Wallace
Mailing Address 2118 Chelsea Park Bend
Chelsea, AL 35043
Date of Sale January 22, 2021
Total Purchase Price \$235,000.00
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
- Sales Contract
- Closing Statement
- Appraisal
- Other: _____

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 - Merideth Elaine Sanders, . .

Grantee's name and mailing address - Preston A Wallace, 2118 Chelsea Park Bend, Chelsea, AL 35043.

Property address - 2118 Chelsea Park Bend, Chelsea, AL 35043

Date of Sale - January 22, 2021.

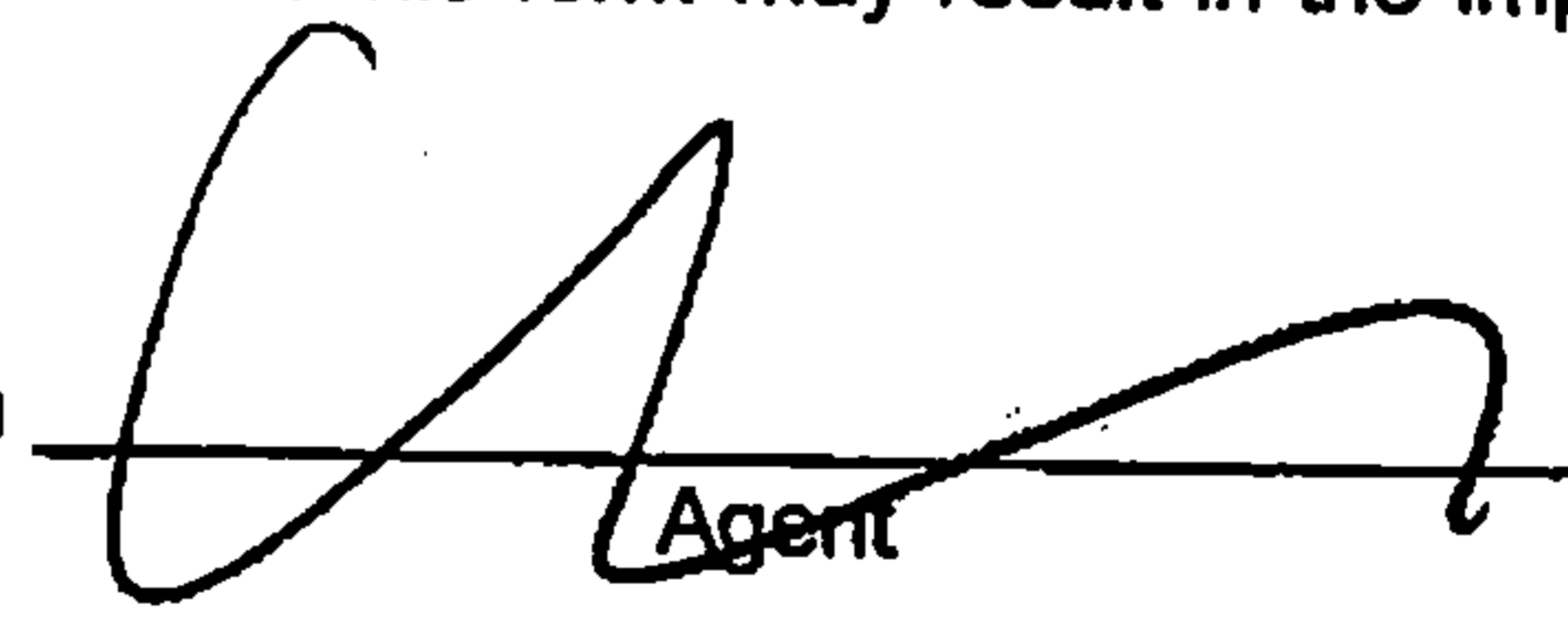
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

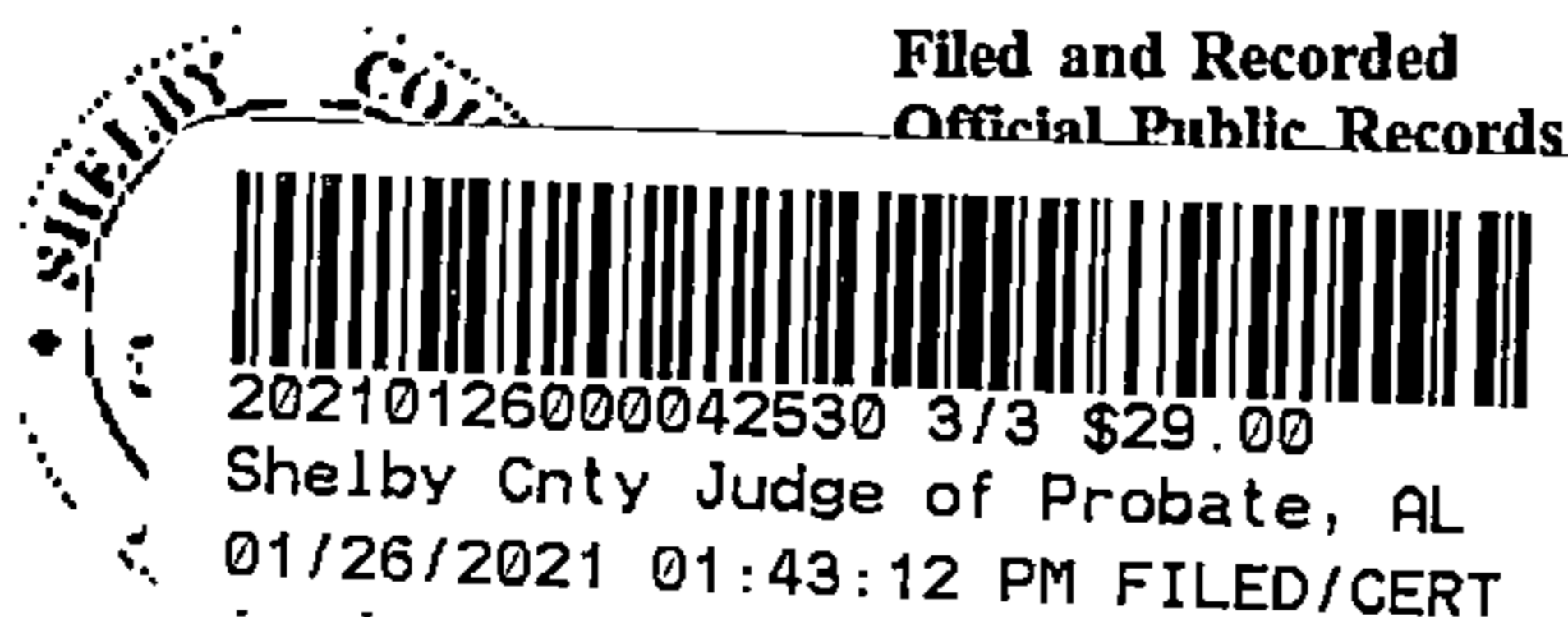
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: January 22, 2021

Sign  Agent



County Alabama, County

Alvin S. Beal