

20210209000067160
02/09/2021 10:40:47 AM
DEEDS 1/4

This instrument was prepared by:

Anthony D. Snable, Attorney
SNABLE LAW FIRM, LLC
2737 Highland Avenue South
Birmingham, Al 35205

Send Tax Notices to:

Cassandra Gamble
3000 Madison Lane
Chelsea, AL 35043

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100--(\$10.00) Dollars and other good and valuable consideration to the undersigned Grantor(s), Garrett Woodfield Gamble, an unmarried man, (herein referred to as Grantor(s), in hand paid by the Grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor(s) do(es) by these presents, grant(s) bargain(s), sell(s) and convey(s) unto the said Cassandra Gamble, (herein referred to as Grantee(s), the following described real estate, situated in Shelby County, Alabama to-wit:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO:

Subject to:

1. Ad valorem taxes for the current tax year, 2021.
2. Easements, conditions, restrictions and reservations of record.

TO HAVE AND TO HOLD, to the said Grantee(s), his/her/their/it's heirs, successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereto set his/her/their signature(s) and seal(s) this the 4th day of February, 2021.

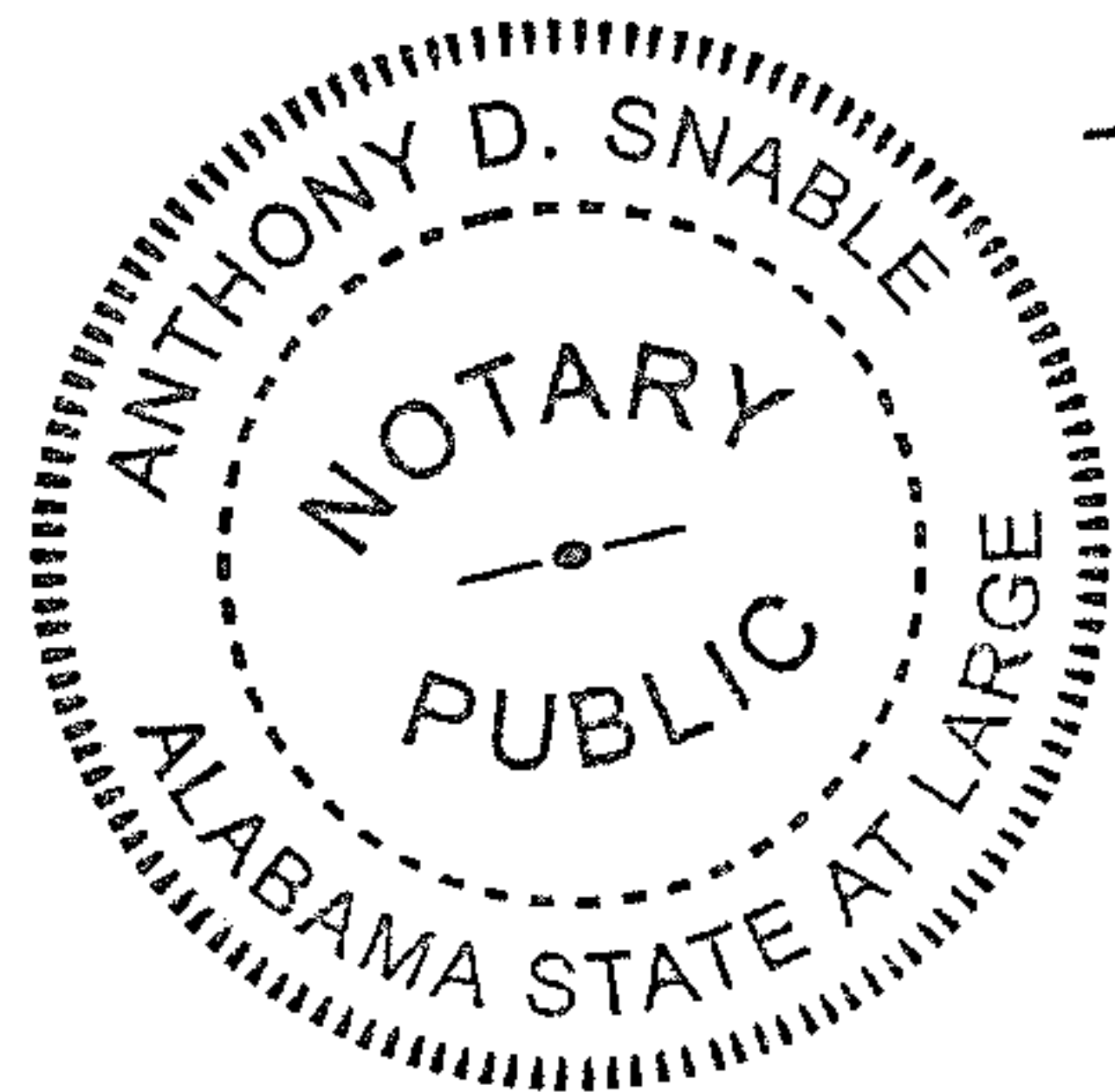

Garrett Woodfield Gamble

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Garrett Woodfield Gamble, an unmarried man 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 for and as his/her/their act on the day the same bears date.

GIVEN under my hand and official seal on this the 4th day February, 2021.



A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal tail.

Notary Public

My Commission Expires: 10/10/2023

Real Estate Sales Validation Form

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

Grantor's Name Garrett Woodfield Gamble

Grantee's Name Cassandra Gamble

Mailing Address 1016 Crawford Court
Chelsea, AL 35043

Mailing Address 3000 Madison Lane
Chelsea, AL 35043

Property Address 3000 Madison Lane
Chelsea, AL 35043

Date of Sale: 2/4/2021

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$202,500.00 *

Recording Value \$ 101,250.00 *

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 *The grantor is conveying an undivided one-half interest in subject property and recording value is \$101,250.00 based on one-half Tax Assessor's market 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 validation, 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: 2/4/2021

Print Name: Anthony D. Snable, Attorney

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) (Circle one)

EXHIBIT "A"
DESCRIPTION OF PROPERTY

Lot 23, according to the Survey of Chelsea Park 2nd Sector, as recorded in Map Book 34, page 22, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the Common Area as more particularly described in the Declaration of Easements and Master Protective Covenants for Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument 20041014000566950 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 2nd Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument 20041014000566960 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declarations").



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/09/2021 10:40:47 AM
\$132.50 CHERRY
20210209000067160

Allie S. Beyl

[Handwritten signature]