

This instrument was prepared by:
Joshua L. Hartman
J L Hartman, P.C.
P. O. Box 846
Birmingham, Alabama 35201

Send tax notice to:
David Leroy Irvin and Rebecca Lynn
Irvin
3075 Chelsea Park Rdg
Chelsca, AL 35043

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

That in consideration of **THREE HUNDRED TWELVE THOUSAND AND 00/100 DOLLARS (\$312,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Deidra C. Brown, an unmarried woman**, do hereby grant, bargain, sell and convey unto **David Leroy Irvin and Rebecca Lynn Irvin**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4-74, according to the Survey of Chelsea Park, 4th Sector, as recorded in Map Book 34, pages 147A and 147B, 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, executed by the } Grantor and filed for record as Instrument 20041014000566950 in the Probate Office of Shelby County, Alabama 1_ and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4th Sector executed by Grantor and E Chelsea Park Residential Association, Inc. and recorded as 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 ALL MATTERS OF RECORD

\$249,600.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of March, 2021.

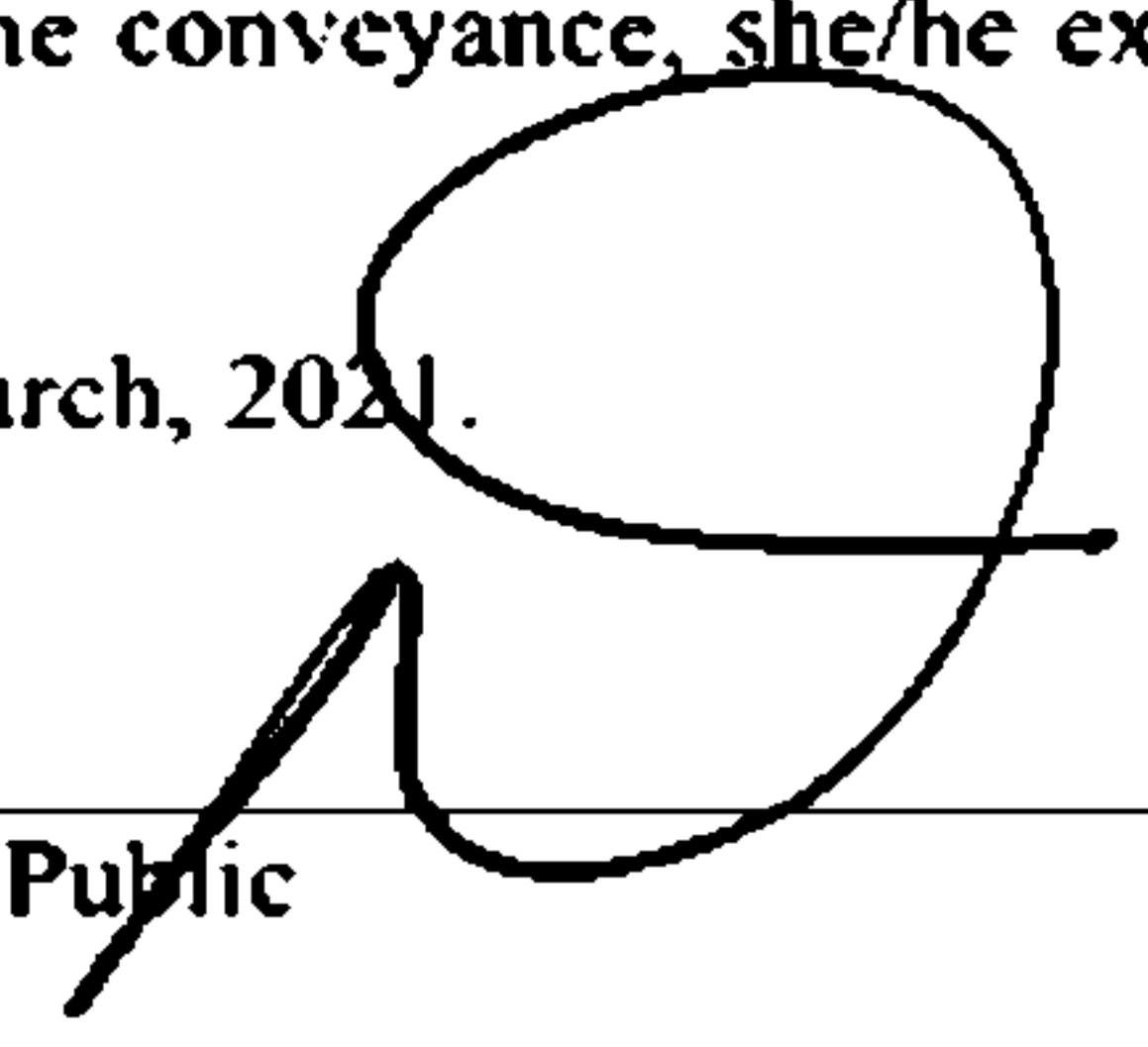
Deidra C. Brown
Deidra C. Brown

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deidra C. Brown whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she/he executed the same voluntarily on the day the same bears date.

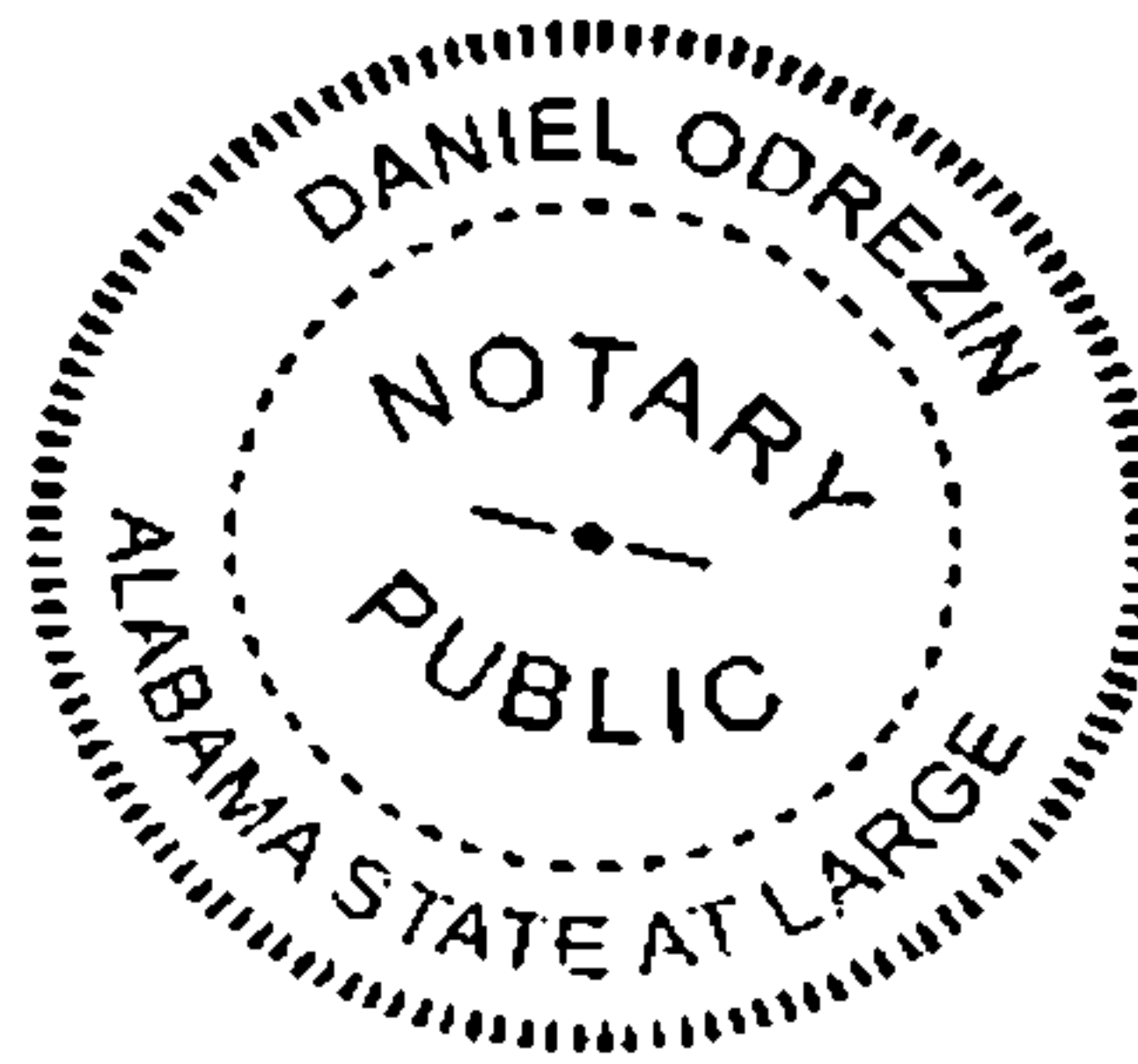
Given under my hand and official seal this 1st day of March, 2021.



Notary Public

My Commission Expires:

4/3/22



Real Estate Sales Validation Form

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

Grantor's Name Deidra C. Brown
 Mailing Address 41 Country Hills Ln
Sterrett, AL 35147

Property Address 3075 Chelsea Park Rdg
Chelsea, AL 35043



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/02/2021 12:57:25 PM
 \$90.50 CHERRY
 20210302000104600

Allen S. Byrd

Grantee's Name David Leroy Irvin and Rebecca Lynn Irvin
 Mailing Address 3075 Chelsea Park Rdg
Chelsea, AL 35043

Date of Sale March 1, 2021
 Total Purchase Price \$312,000.00
 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 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: March 1, 2021

☐ Unattested _____
 (verified by)

Print: Joshua L. Hartman

Sign _____
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1