

205-733-2600
2700 Highway 280 Ste 380E
Birmingham, AL 35223

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2021-202

Send Tax Notice To:
PATRICIA WOOD
1103 Fairbank Lane
Chelsea, AL 35043

20210316000130620
03/16/2021 11:22:11 AM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED THREE THOUSAND THREE HUNDRED TEN AND 00/100 (\$203,310.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **JEFFREY SMITH and ANNA SMITH, HUSBAND AND WIFE**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **PATRICIA WOOD** (herein referred to as GRANTEE), herheirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 3-02, 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 nonexclusive easement touse 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 No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants Conditions and Restrictions for Chelsea Park 3rd Sector executed by Grantor and Chelsea Park Residential Association, Inc, and recorded as Intrument No. 20041014000566970 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.


\$162,648.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, their heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and

GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 15th day of March, 2021.




JEFFREY SMITH


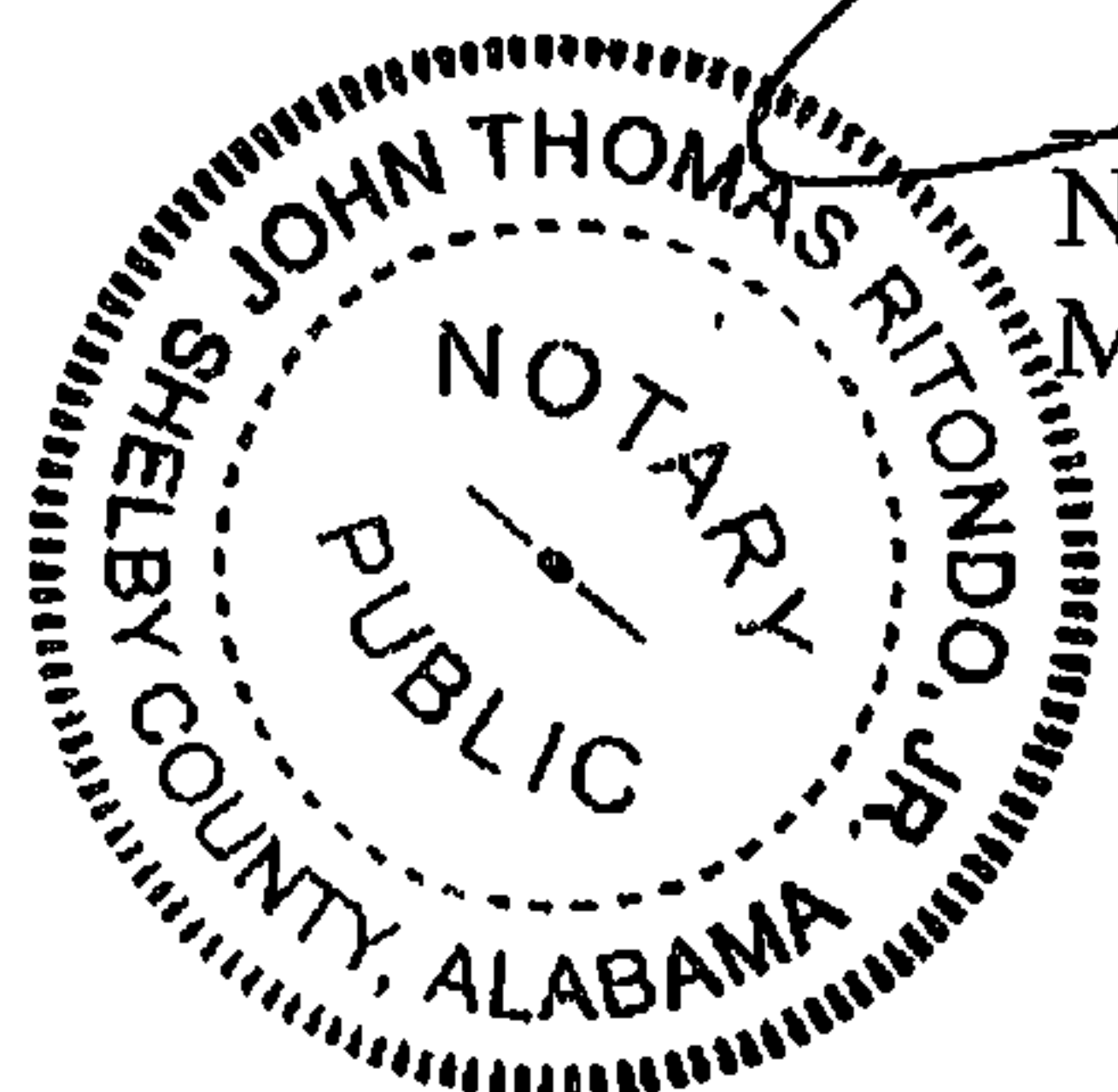
ANNA SMITH

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **JEFFREY SMITH and ANNA SMITH**, 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 the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15th day of March, 2021.



NOTARY PUBLIC
My Commission Expires: _____

John Thomas Ritondo, Jr.
Notary Public, Alabama State At Large
My Commission Expires August 29, 2023

xReal Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name JEFFREY SMITH and ANNA SMITH
Mailing Address _____Grantee's Name PATRICIA WOOD
Mailing Address _____Property Address 1103 Fairbank Lane
Chelsea, AL 35043Date of Sale March 15, 2021
Total Purchase Price \$203,310.00Or
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☐ Appraisal
☐ 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 3-15-21Print Michelle Pancey☐ Unattested

(verified by) _____

Sign Michelle Pancey
(Grantor/Grantee/ Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/16/2021 11:22:11 AM
\$69.00 MIST
20210316000130620

Allen S. Bayl