

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

**SEND TAX NOTICE TO:**  
Corrie Colleen Hadaway  
12215 Hwy 11  
Chelsea, AL 35043

**GENERAL WARRANTY DEED**

**20210416000189920**  
**04/16/2021 09:32:55 AM**  
**DEEDS 1/3**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Seventy-Seven Thousand Five Hundred And No/100 Dollars (\$177,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Christopher Shane Ivey and Rachel Kathryn Ivey, husband and wife, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Corrie Colleen Hadaway (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:**

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 29; thence in a northerly direction along the East line of said 1/4-1/4 Section, a distance of 920.34 feet to a point on the Northwest Right of Way Line of Shelby County Highway No. 11, said point being the Point of Beginning; thence continue along last described course a distance of 272.83 feet to the East bank of Cooper Creek; thence 178 degrees 00 minutes 03 seconds left, in a southwesterly direction along said creek bank, a distance of 95.19 feet; thence 52 degrees 00 minutes 35 seconds right, in a southwesterly direction along said creek bank, a distance of 252.54 feet; thence 58 degrees 24 minutes 44 seconds right, in a northwesterly direction along said creek bank, a distance of 141.83 feet; thence 114 degrees 17 minutes 59 seconds left, in a southerly direction a distance of 197.72 feet to a point on the Northwest Right of Way Line of said Shelby County Highway No. 11, said point also being on a curve to the right, said curve having a radius of 1949.80 feet and a central angle of 10 degrees 20 minutes 22 seconds; thence 112 degrees 15 minutes 47 seconds left to tangent of said curve; thence along arc of said curve, in a northeasterly direction along said Right of Way Line, a distance of 351.86 feet to end of said curve and the point of Beginning. Situated in 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.

Subject to a third party mortgage in the amount of \$174,284.00 executed and recorded simultaneously herewith.

**The purchase of the herein described real 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 12<sup>th</sup> day of April, 2021.

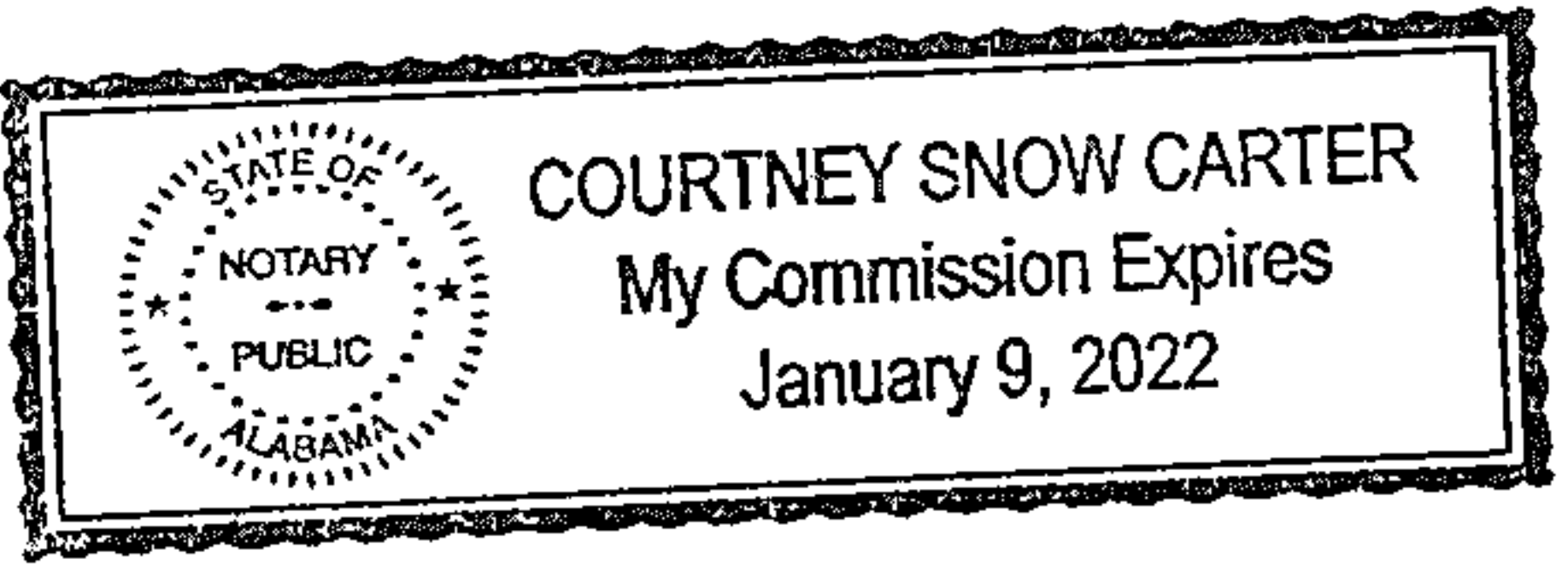
Christopher Shane Ivey  
Christopher Shane Ivey  
Rachel Kathryn Ivey  
Rachel Kathryn Ivey

STATE OF ALABAMA  
COUNTY OF SHEUBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher Shane Ivey and Rachel Kathryn Ivey 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 12<sup>th</sup> day of April, 2021

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

**20210416000189920 04/16/2021 09:32:55 AM DEEDS 3/3**

Grantor's Name Christopher Shane Ivey and Rachel Kathryn Ivey      Grantee's Name Corrie Colleen Hadaway

Mailing Address 1321 Upland Dr, PMB 17128  
Houston, TX 77043

Mailing Address 12215 Hwy 11  
Chelsea, AL 35043

Property Address 12215 Hwy 11  
Chelsea, AL 35043

Date of Sale April 15, 2021  
Total Purchase Price \$177,500.00

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: \_\_\_\_\_

X 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 - Christopher Shane Ivey and Rachel Kathryn Ivey, 1321 Upland Dr, PMB 17128, Houston, TX 77043.

Grantee's name and mailing address - Corrie Colleen Hadaway, 12215 Hwy 11, Chelsea, AL 35043.

Property address - 12215 Hwy 11, Chelsea, AL 35043

Date of Sale - April 15, 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: April 15, 2021

Sign Corrie Colleen Hadaway  
Agent



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/16/2021 09:32:55 AM  
\$31.50 CHERRY  
20210416000189920

*Allie S. Boyd*