

20210518000245070  
05/18/2021 02:30:41 PM  
DEEDS 1/3

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
Attorney at Law, Inc.  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*  
**Stanley Lloyd Chesser Jr.**  
5204 Hwy 55  
Wilsonville, AL  
35184

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY THREE THOUSAND FIVE HUNDRED TEN DOLLARS AND ZERO CENTS (\$63,510 .00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Laura Chesser, a single woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Stanley Lloyd Chesser, Jr. (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**See attached Exhibit "A"- Legal Description**

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record.

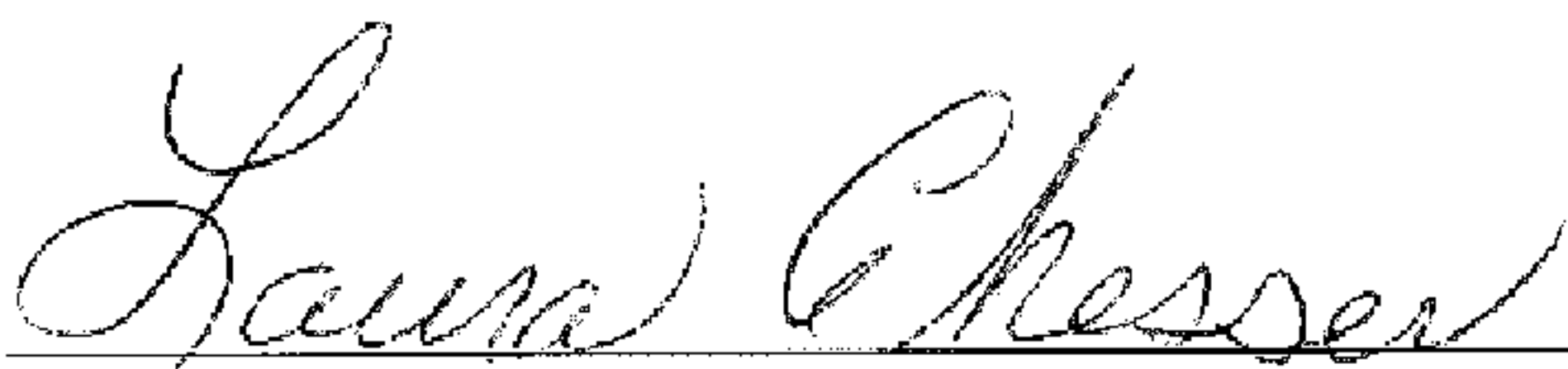
The Grantor herein is the surviving Grantee in Instrument #2002-18645, Probate Office, Shelby County Alabama. The other Grantee, Stanley Lloyd Chesser, Sr. is deceased, having died on July 18, 2006.

*This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.*

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

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

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 18<sup>th</sup> day of May, 2021.

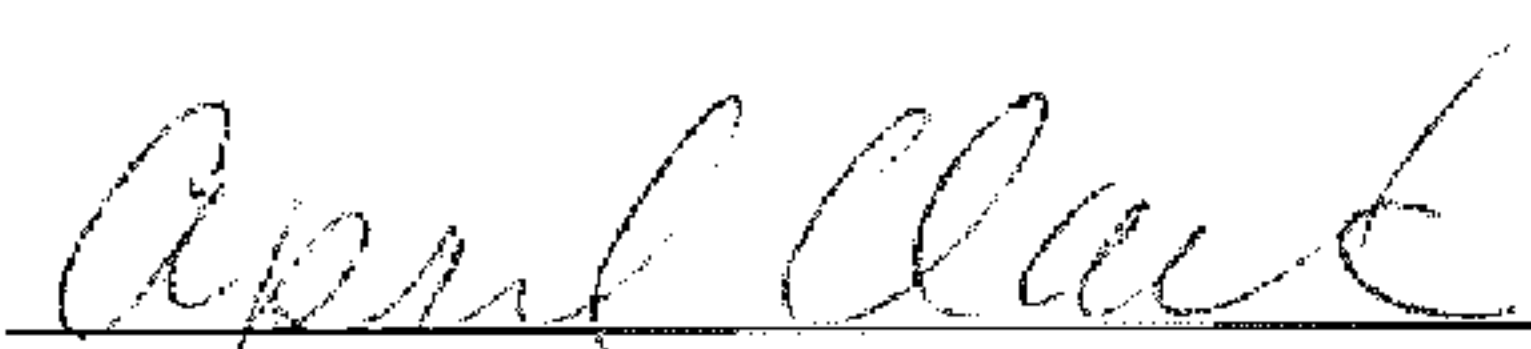
  
**Laura Chesser**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Laura Chesser**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of May, 2021.



  
Notary Public  
My Commission Expires:

**Exhibit A- Legal Description**

Commence at the SE corner of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 17, Township 20 South, Range 1 East; thence run North along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  for 571.24 feet; thence 125 degrees 44 minutes left run 551.75 feet to the Northeasterly R/W of Shelby County Road #55; thence 90 degrees 09 minutes 30 seconds right run Northwesterly along said R/W for 360.00 feet to the Point of Beginning; thence continue last described course for 243.61 feet; thence 108 degrees 38 minutes 54 seconds right run 360.80 feet; thence 126 degrees 10 minutes 12 seconds right run 218.19 feet; thence 34 degrees 17 minutes 12 seconds right run 163.55 feet to the Point of Beginning.  
According to the survey of Thomas E. Simmons, LS# 12945, dated October 1, 1987.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/18/2021 02:30:41 PM  
 \$92.00 JOANN  
 20210518000245070

*Allen S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name	<u>Laura Chesser</u>	Grantee's Name	<u>Stanley Lloyd Chesser Jr</u>
Mailing Address	<u>5183 Hwy 51</u> <u>Wilsonville, AL</u> <u>35186</u>	Mailing Address	<u>5304 Hwy 55</u> <u>Wilsonville, AL</u> <u>35186</u>
Property Address	<u>5304 Hwy 55</u> <u>Wilsonville AL</u> <u>35186</u>	Date of Sale	_____
		Total Purchase Price \$	_____
		or	
		Actual Value \$	_____
		or	
		Assessor's Market Value \$	<u>123,510.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal	<u>tax value</u>
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other	
<input type="checkbox"/> 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 <u>5/18/21</u>	Print <u>Laura Chesser</u>
<input type="checkbox"/> Unattested	Sign <u>Laura Chesser</u>
(verified by)	(Grantor/Grantee/Owner/Agent) circle one