

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
100 Olde Towne Road , Ste 105
Birmingham, Alabama 35216

SEND TAX NOTICE TO:
CLASSIC AMERICAN HOMES, INC.
927 WINDSOR COURT
ALABASTER, ALABAMA 35007

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Thirty Five Thousand Nine Hundred and 00/100 Dollars (\$35,900.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, CHELSEA ONE, LLC, an Alabama limited liability company (herein referred to as “Grantor”), does grant, bargain, sell, and convey unto CLASSIC AMERICAN HOMES, INC. (herein referred to as “Grantee”), all of its right, title, and interest in the following described real estate, situated in SHELBY COUNTY, Alabama, to wit:

LOT 410A, ACCORDING TO A RESURVEY OF LOTS 403 AND 410 OF LIME CREEK PHASE 4 AT CHELSEA PRESERVE, AS RECORDED IN MAP BOOK 54, PAGE 42, IN THE PROBATE OFFICE OF 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.

LOT 410A RESULTED FROM THE COMBINING OF LOTS 403 AND 410 OF LIME CREEK, PHASE 4, AT CHELSEA PRESERVE.

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING RESTRICTION, RESERVATION AND COVENANT AS MAY BY ITS TERMS BE APPLICABLE TO SAID PREMISES AND SHALL INURE TO AND OPERATE AS AN EQUITABLE RESTRICTION AND SHALL APPLY TO AND BIND EVERY SUCCESOR IN INTEREST OF THE PARTIES HERETO AND SUCH RESTRICTION IS AS FOLLOWS:

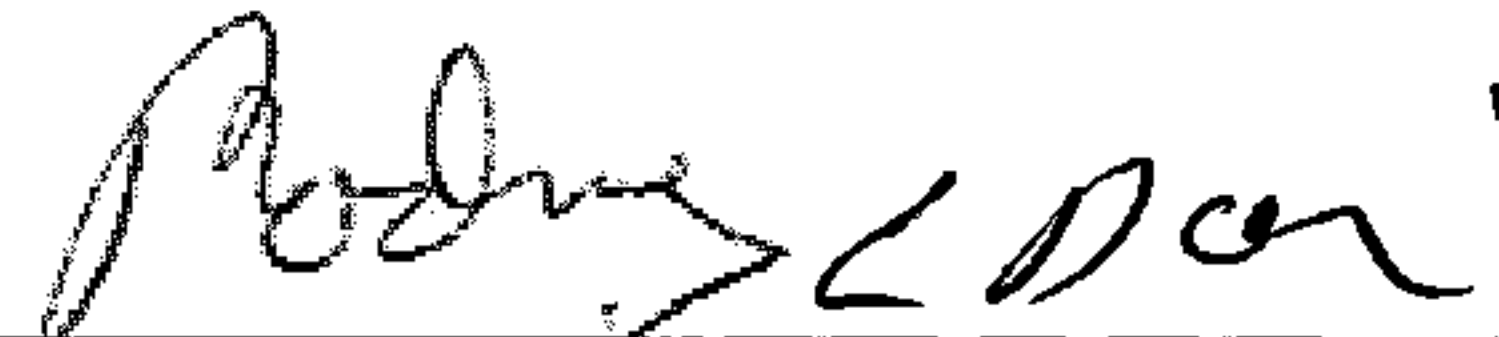
NO SINGLE-FAMILY HOME OR ANY OTHER STRUCTURE WHATSOEVER CAN BE BUILT ON FORMER LOT 403 BY THE GRANTEE HEREUNDER OR ANY SUCCESSOR OWNER OF SUCH FORMER LOT 403.

THE PURCHASE PRICE WAS DERIVED FROM A \$325,000 MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith

And the Grantor does for itself, its successors and assigns covenant with the said Grantee, and its assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid and that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, and its assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor by RODNEY DAVIS, as Member of CHELSEA ONE, LLC, an Alabama limited liability company, who is authorized to execute this conveyance has hereunto sets its signature and seal, this 8th day of JUNE, 2021.

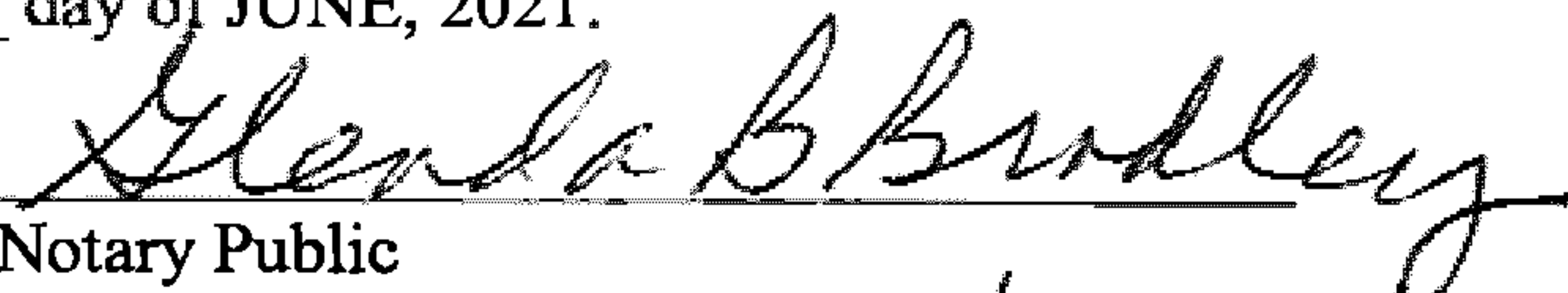
CHELSEA ONE, LLC

By: 
RODNEY DAVIS, MEMBER

STATE OF ALANAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RODNEY DAVIS, whose name as Member of CHELSEA ONE, LLC, an Alabama limited liability company, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 8th day of JUNE, 2021.


Notary Public

My Commission Expires: 02/06/2022

Real Estate Sales Validation Form

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

Grantor's Name Chelsea One LLC
 Mailing Address c/o George Vaughn
101 Old Town Road Ste 105
Vestavia AL 35244

Grantee's Name Classic American Homes Inc.
 Mailing Address 927 Windsor Court
Albush AL 35007

Property Address 113 Boliver Lane
Chelsea AL 35020

Date of Sale 6/8/2021
 Total Purchase Price \$ 35,900

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 6/8/2021

Unattested

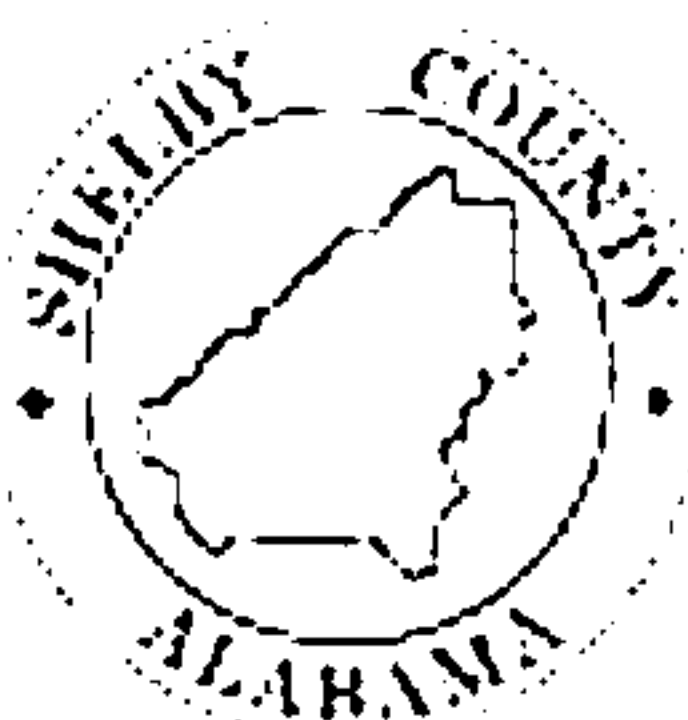
(verified by)

Print George M. Vaughn

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/11/2021 08:07:43 AM
 \$29.00 JOANN
 20210611000285550

Allen S. Bayl