

This instrument was prepared by:  
Mark E. Gualano, Attorney  
701 Chestnut Street  
Vestavia Hills, AL 35216

Send Tax Notices to:  
Chambers Holdings, LLC  
364 Forest Dr.  
Trussville, AL 35173

**WARRANTY DEED**

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **Ten and no/100 Dollars (\$10.00)**, and other good and valuable consideration to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Coy O'Neal Chambers and Autumn T. Chambers, Husband and Wife**, herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Chambers Holdings, LLC** (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

**A lot in the Town of Calera, Alabama, more particularly described as follows:**

**Commencing at a stake 545.6 feet South of the intersection of the South line of Smith Street, known as 20th Avenue, with the East line of Calera Street, also known as 16th Street, according to Dunstan's Survey, for the point of beginning of lot herein described; run thence North along the East line of Calera Street or 16th Street for a distance of 100 feet; thence run in an Easterly direction and parallel with Smith Street or 20th Avenue a distance of 174.25 feet; run thence South parallel with Calera Street or 16th Street a distance of 100 feet to appoint; thence run West and parallel with Smith Street or 20th Avenue a distance of 174.25 feet to point of beginning.**

**This property is not the homestead of the grantors or their spouses.**

**SUBJECT TO:**

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her, their, its heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

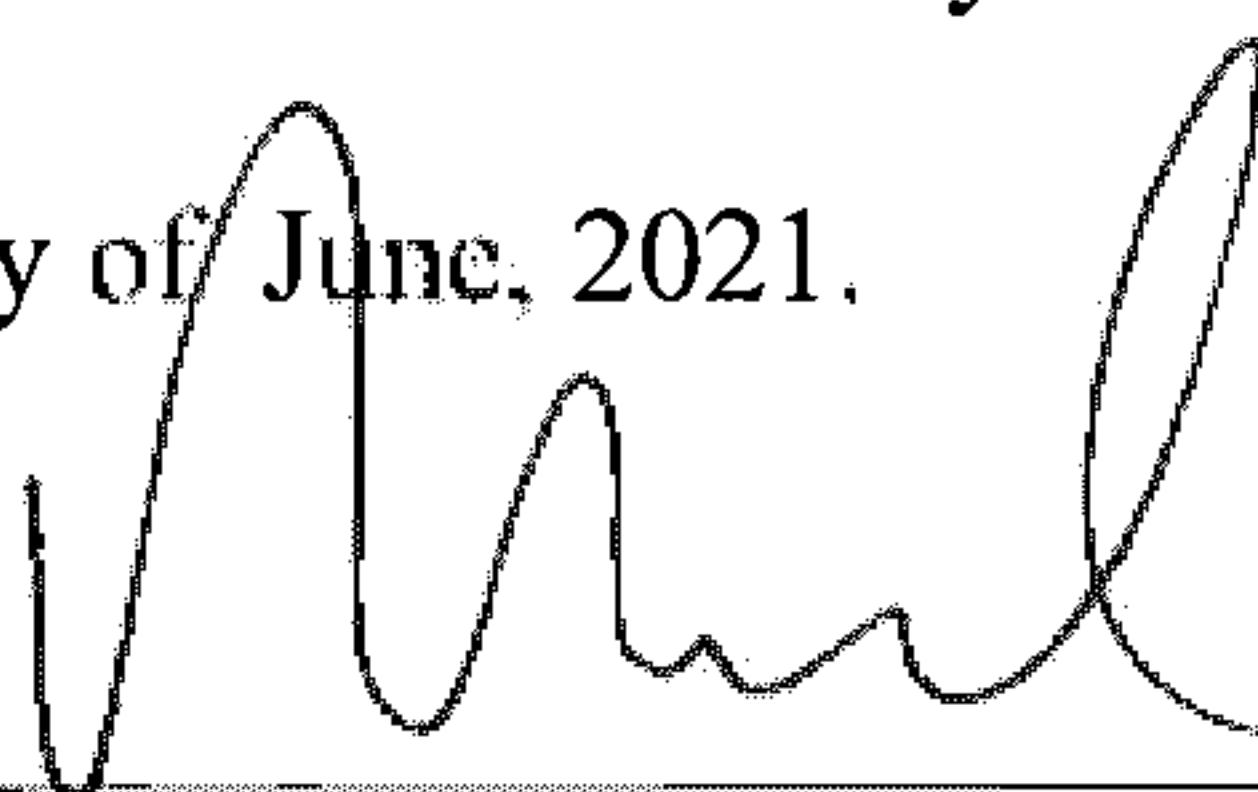
IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 16<sup>th</sup> day of June, 2021.

  
(SEAL)  
Coy O'Neal Chambers  
  
(SEAL)  
Autumn T. Chambers

STATE OF ALABAMA  
COUNTY OF JEFFERSON

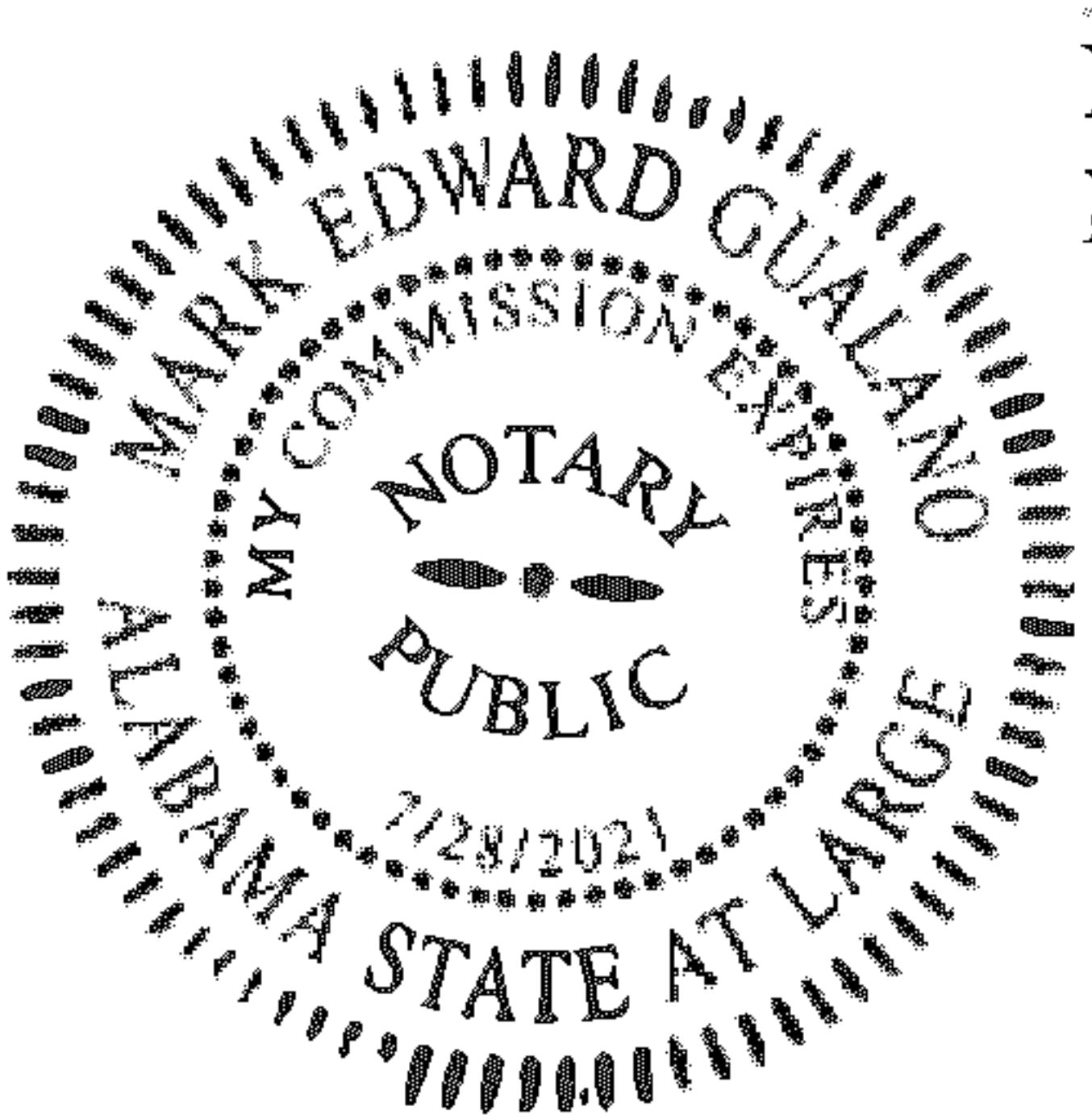
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Coy O'Neal Chambers and Autumn T. Chambers** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of June, 2021.



Notary Public  
My commission expires:

7/28/21



## Real Estate Sales Validation Form

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

Grantor's Name	Coy O'Neal Chambers and Autumn T Chambers	Grantee's Name	Chambers Holdings, LLC
Mailing Address	<u>364 Forest Dr.</u>	Mailing Address	<u>364 Forest Dr.</u>
	<u>Trussville, AL</u>		<u>Trussville, AL 35173</u>
	<u>35173</u>		

Property Address	2111 16th St Calera, AL 35040	Date of Sale	June <u>16</u> , 2021
		Total Purchase Price	\$ <u></u>
		or	
		Actual Value	\$ <u></u>
		or	
		Assessor's Market Value	\$ <u>160,890.00</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
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	Transferring Property to LLC

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 June 16, 2021

Print Coy O'Neal Chambers

Mark E. Gugliano

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/16/2021 01:42:21 PM  
S189.00 BRITTANI  
20210616000294090

*Allen S. Bayl*

**Form RT-1**