

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

**SEND TAX NOTICE TO:**  
Chelsea Mae Overstreet  
636 Grayson Place, Greenleaf Drive Apt 8  
Chelsea, AL 35043

**GENERAL WARRANTY DEED**

**20210623000304680**  
**06/23/2021 08:58:31 AM**  
**DEEDS 1/5**

**STATE OF ALABAMA )**

**SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Three Hundred Seventy-Five Thousand And No/100 Dollars (\$375,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Terence J. Klump, a married man and Tyler W. Franks, a married man and Michael W. Mason, a married man, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Chelsea Mae Overstreet (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**:

Lot 7-201, of Chelsea Park, 7th Sector, Second Addition Grayson Place Neighborhood, as recorded in Map Book 45, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector filed for record as Instrument No. 20061229000634370, and Supplementary Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector as recorded in Instrument No. 20151230000442850 (which, together with all amendments thereto, are hereinafter collectively referred to as the 'Declaration').

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.

The property herein conveyed does not constitute the homestead of the Grantors nor that of his/her spouses.

Subject to a third party mortgage in the amount of \$300,000.00 executed and recorded 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 9<sup>th</sup> day of June, 2021.

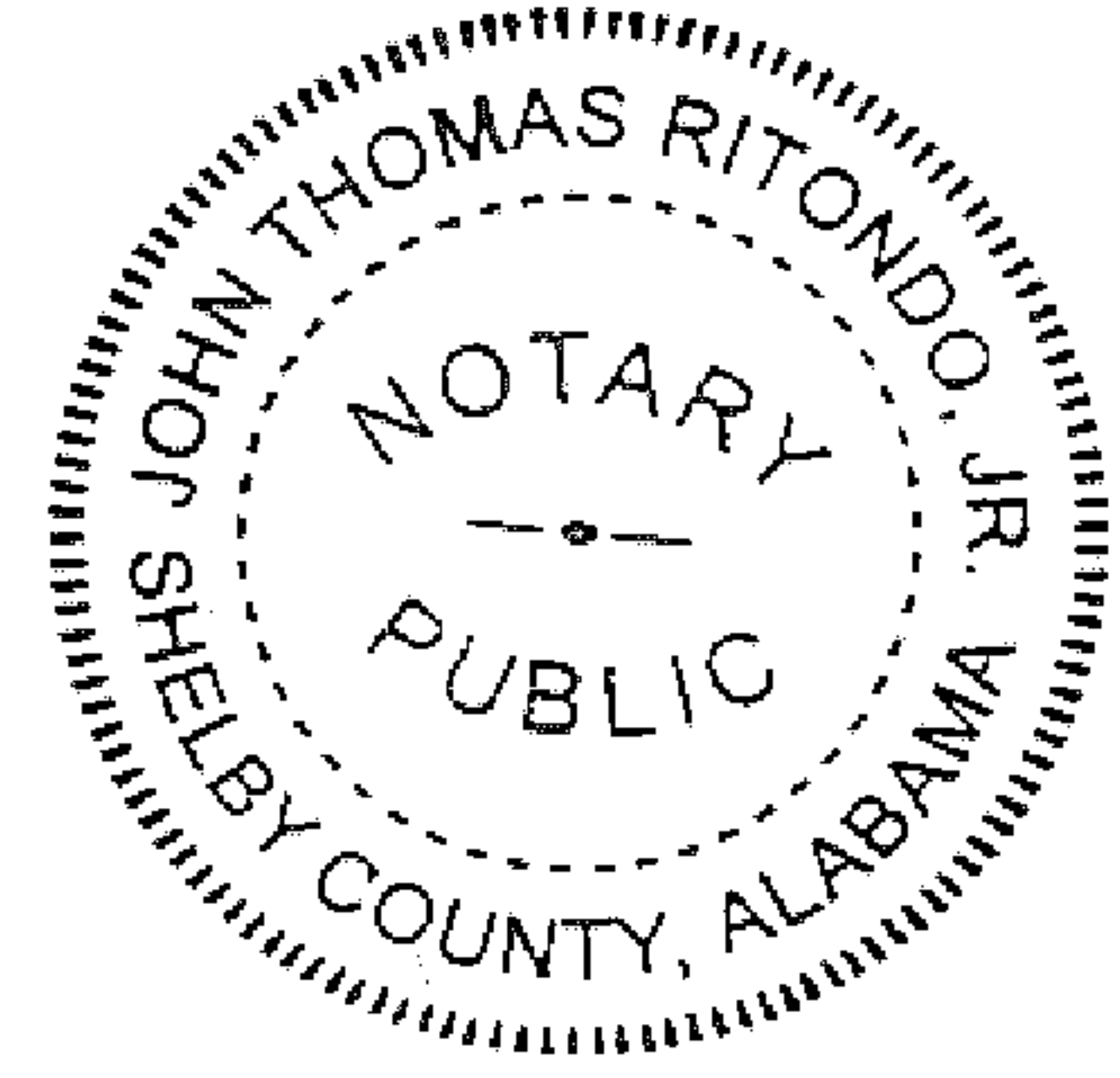
Terence J. Klump  
Terence J. Klump

STATE OF ALABAMA  
COUNTY OF JEFFERSON

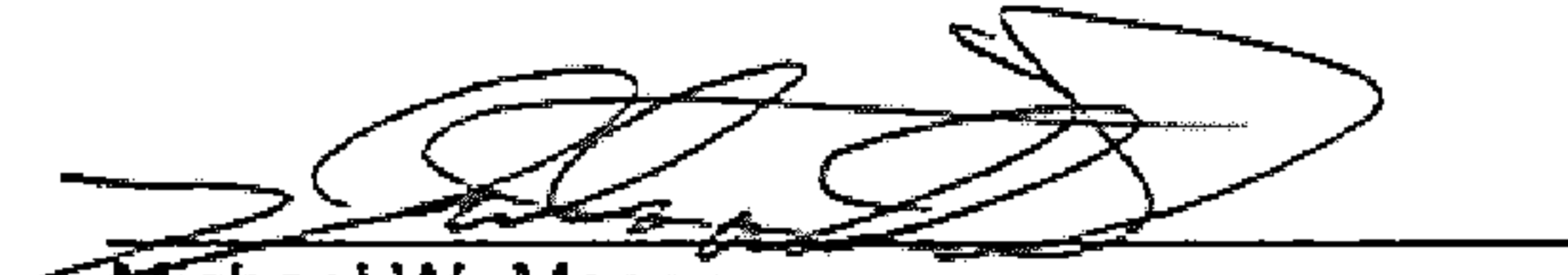
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terence J. Klump, whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 9<sup>th</sup> day of June, 2021.

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




IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this June 9 day of 2021.

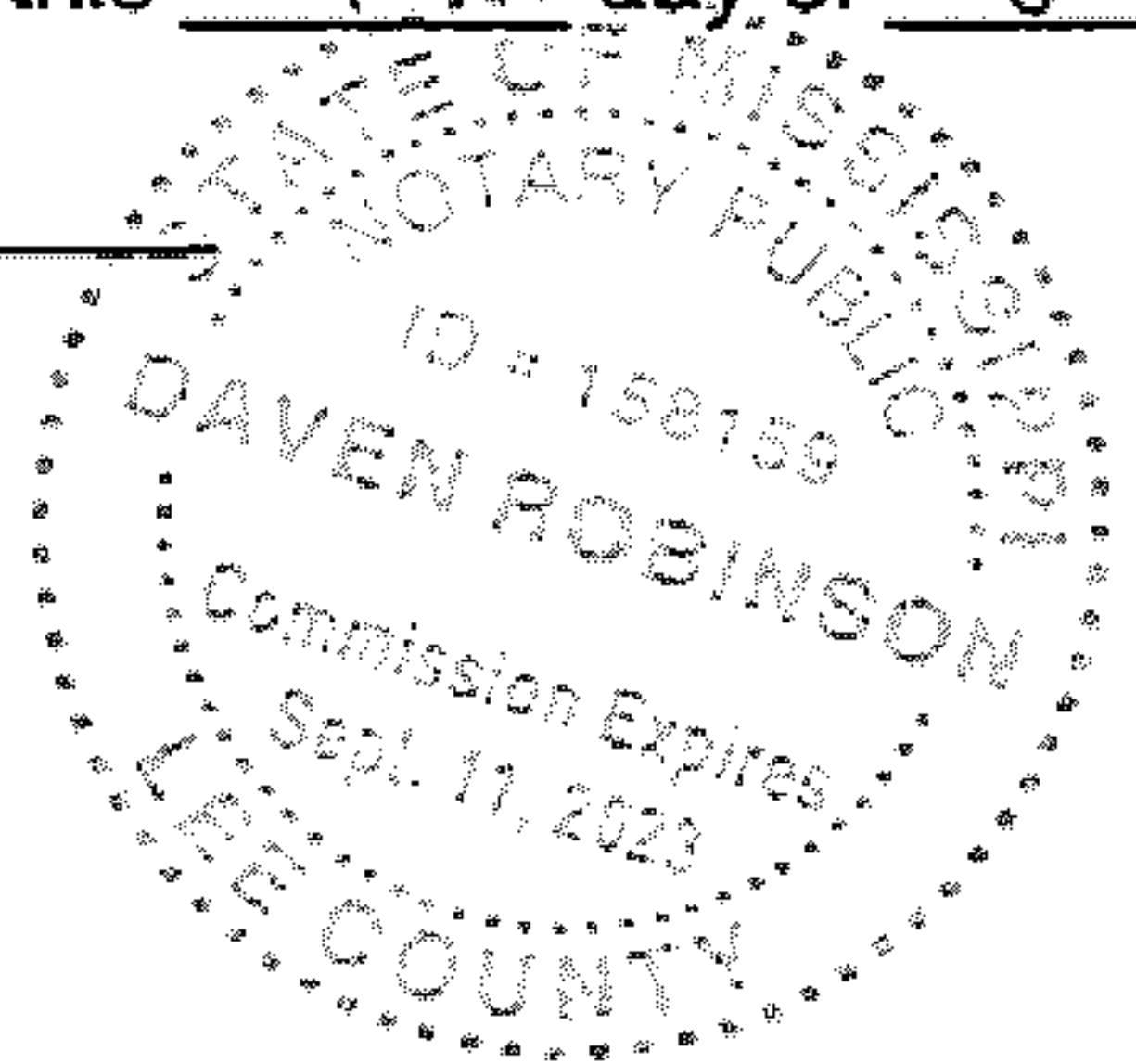
  
Michael W. Mason

MISSISSIPPI  
STATE OF ALABAMA  
COUNTY OF JEFFERSON *lee*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael W. Mason, 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 9th day of June, 2021.

  
Notary Public  
My commission expires: 9/11/2023



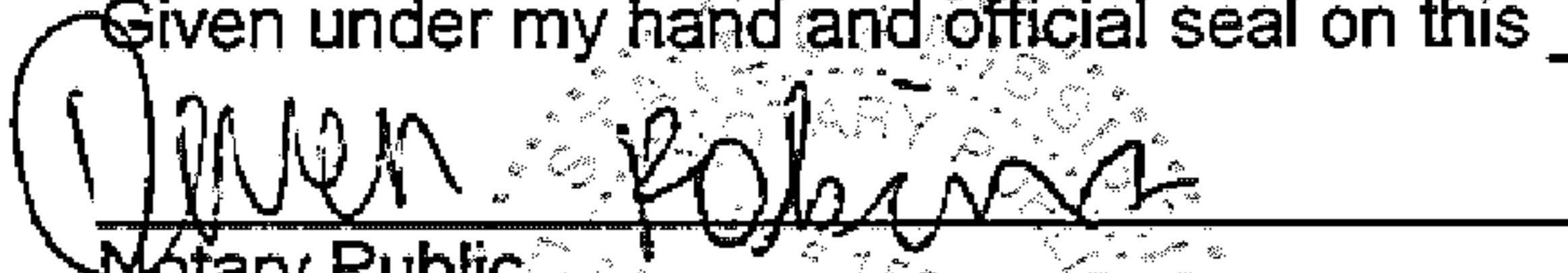
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 17<sup>th</sup> day of June, 2021.

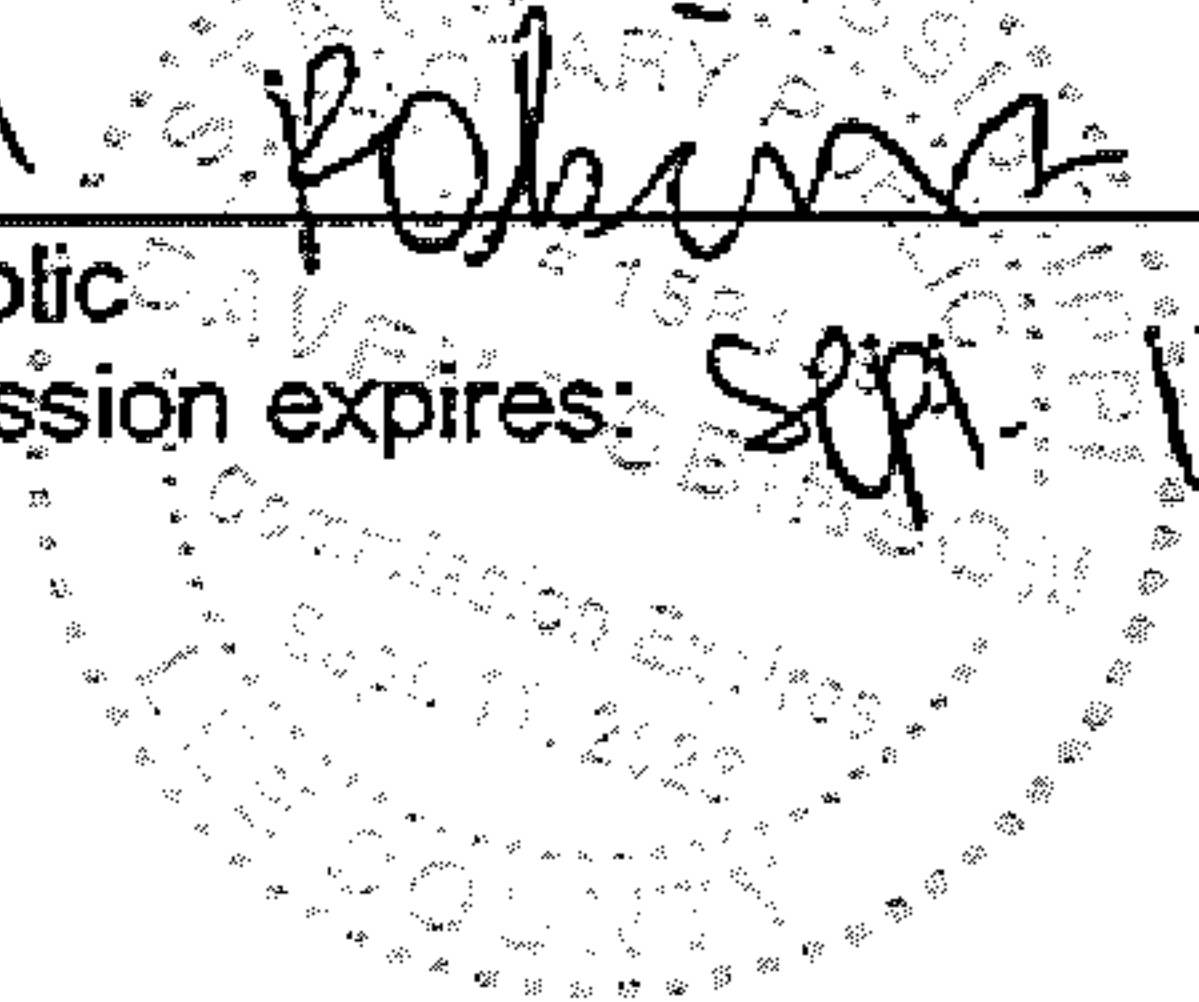
  
Tyler W. Franks

MISSISSIPPI  
STATE OF ALABAMA  
COUNTY OF JEFFERSON Lee

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tyler W. Frank, 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 17 day of June, 2021.

  
Notary Public  
My commission expires: SEP. 11, 2023





Real Estate Sales Validation Form

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

Grantor's Name Terence J. Klump, Tyler W. Franks, and Michael W. Mason Grantee's Name Chelsea Mae Overstreet

Mailing Address 315 Guilbeau Rd. #605 Lafayette, LA 70506 Mailing Address 61 Greenleaf drive apt 8 Chelsea, AL 35043

Property Address 636 Grayson Place, Greenleaf Drive Apt 8 Chelsea, AL 35043 Date of Sale June 9, 2021 Total Purchase Price \$375,000.00 or Actual Value \$ 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 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 - Terence J. Klump, Tyler W. Franks, and Michael W. Mason, , .

Grantee's name and mailing address - Chelsea Mae Overstreet, 61 Greenleaf drive apt 8, Chelsea, AL 35043.

Property address - 636 Grayson Place, Greenleaf Drive Apt 8, Chelsea, AL 35043

Date of Sale - June 9, 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: June 9, 2021

Signature line with 'Sign' and 'Agent' labels and a handwritten signature.



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 06/23/2021 08:58:31 AM \$109.00 JOANN 20210623000304680

Handwritten signature: Allie S. Beyl