

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
DANIEL CHASE GELSINGER

2045 GLADES DR.
CALERA, AL 35040

STATUTORY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Grantor, SDH BIRMINGHAM, LLC, for and in consideration of One Hundred Ninety-Three Thousand Seven Hundred Eighty-Five and 00/100 (\$193,785.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does grant, sell, and convey unto DANIEL CHASE GELSINGER, (herein referred to as Grantee), his interest in said property pursuant to a divorce agreement entered into by he parties, the following described real property situated in the County of Shelby, State of Alabama:

Lot 12, according to The Survey of The Glades, as recorded in Map Book 53, Page 22, in the Probate office of Shelby County, Alabama.

Property address: 2045 GLADES DR. , CALERA, AL 35040

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Sanitary and Storm Easements as shown on the Map of the Glades At Whipoorwill as recorded in Map Book 39, Page 98.
5. Declaration of Protective Covenants for The Glades at Whipoorwill as recorded in Inst. No.20080407000139980.
6. Easement granted Alabama Power Company recorded in Inst. No. 20061212000602750

Subject, however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; and further subject to any state of facts and accurate survey would show.

\$195,742.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 22nd day of June, 2021.

SDH BIRMINGHAM, LLC

By: 

R. LEE BARNES,

Its: AUTHORIZED SIGNATORY

STATE OF ALABAMA
JEFFERSON COUNTY

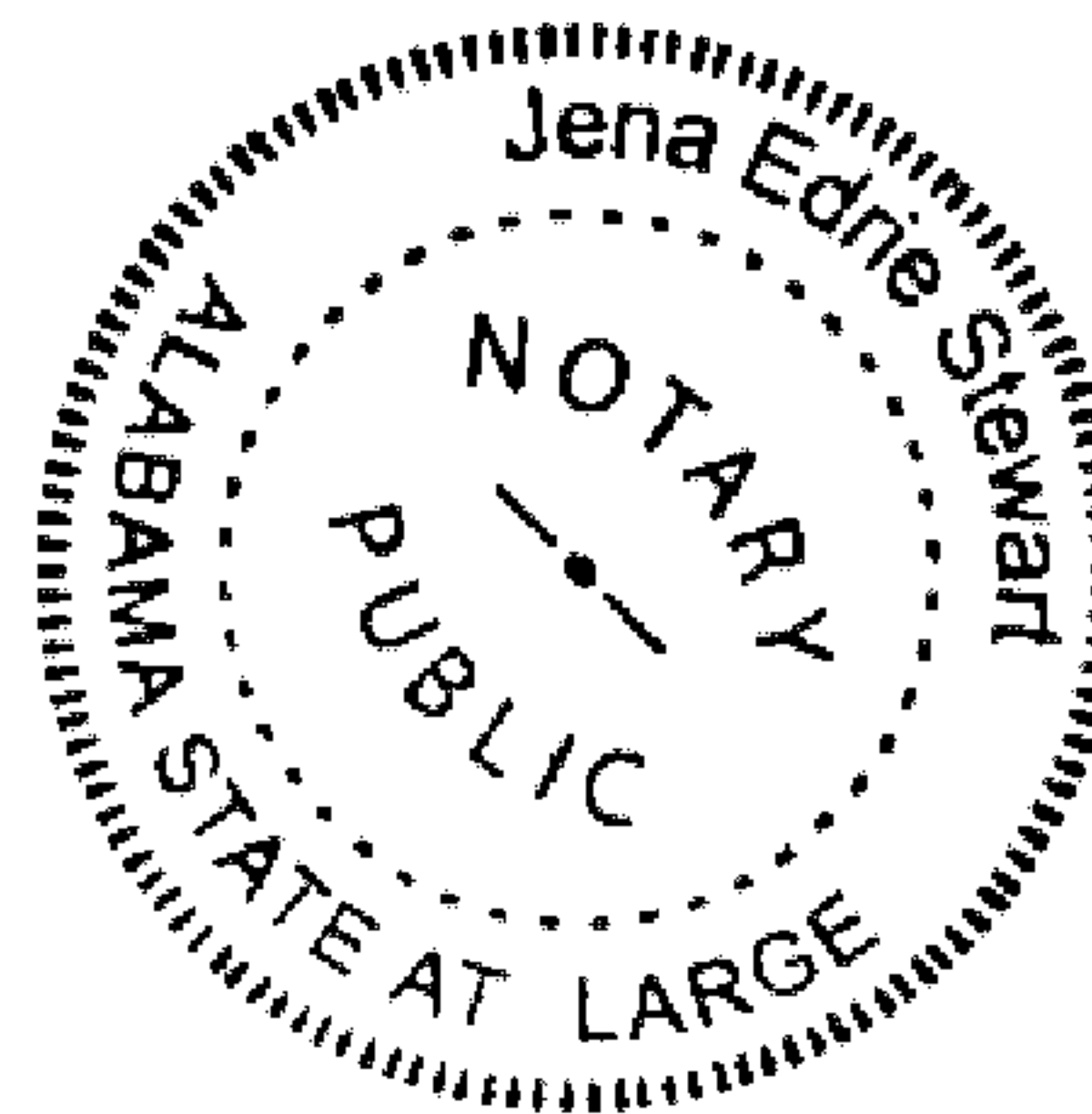
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that R. LEE BARNES, whose name as AUTHORIZED SIGNATORY of SDH BIRMINGHAM, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, R. LEE BARNES, AUTHORIZED SIGNATORY, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said SDH BIRMINGHAM, LLC on the day the same bears date.

Given under my hand and official seal this 22nd day of June, 2021.



NOTARY PUBLIC

My Commission Expires: 9/28/22



Real Estate Sales Validation Form

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

Grantor's Name:	SDH BIRMINGHAM, LLC	Grantee's Name:	DANIEL CHASE GELSINGER
Mailing Address:	2045 GLADES DR. CALERA, AL 35040	Mailing Address:	2045 GLADES DR. CALERA, AL 35040
Property Address:	2045 GLADES DR. CALERA, AL 35040	Date of Sales	June 22nd, 2021
		Total Purchase Price:	(\$193,785.00)
		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	_____ Tax Appraisal
_____ Sales Contract	_____ Other Tax Assessment
<u>x</u> _____ 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: June 22nd, 2021

_____ Unattested

_____ (verified by)

Print Laura L. Barnes

Sign _____

(Grantor/Grantee/Owner/Agent) **circle one**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/24/2021 10:09:10 AM
\$29.00 JOANN
20210624000307340

Allen S. Byrd