

Prepared By and Return To:

Paul Michael Kemp
Access Title & Closing Group, LLC
Attn: Paul Kemp
100 Centerview Drive
Chambers Bldg * Ste. 111
Vestavia Hills, AL 35216
AL-21-00151-RET

Send Property Tax Notice to:
Dominique RhaShawn Roller
1923 Chandalar Court
Pelham, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that

David Symons and Ivy Merritt, a married couple

For and in consideration of the sum of ONE HUNDRED FIFTY THOUSAND DOLLARS, (\$150,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantors by

Dominique RhaShawn Roller

the Grantors, do hereby grant, bargain, sell and convey unto the said Grantee, his/her/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

See Exhibit "A" attached hereto and incorporated herein.

Source of Title: Quitclaim Deed from Robert Bush to David Symons dated 04/09/2021 and recorded on 04/09/2021 in Inst.#20210409000178230, in the Office of the Judge of Probate, Shelby County, Alabama Records.

The subject property is the homestead of the Grantors.

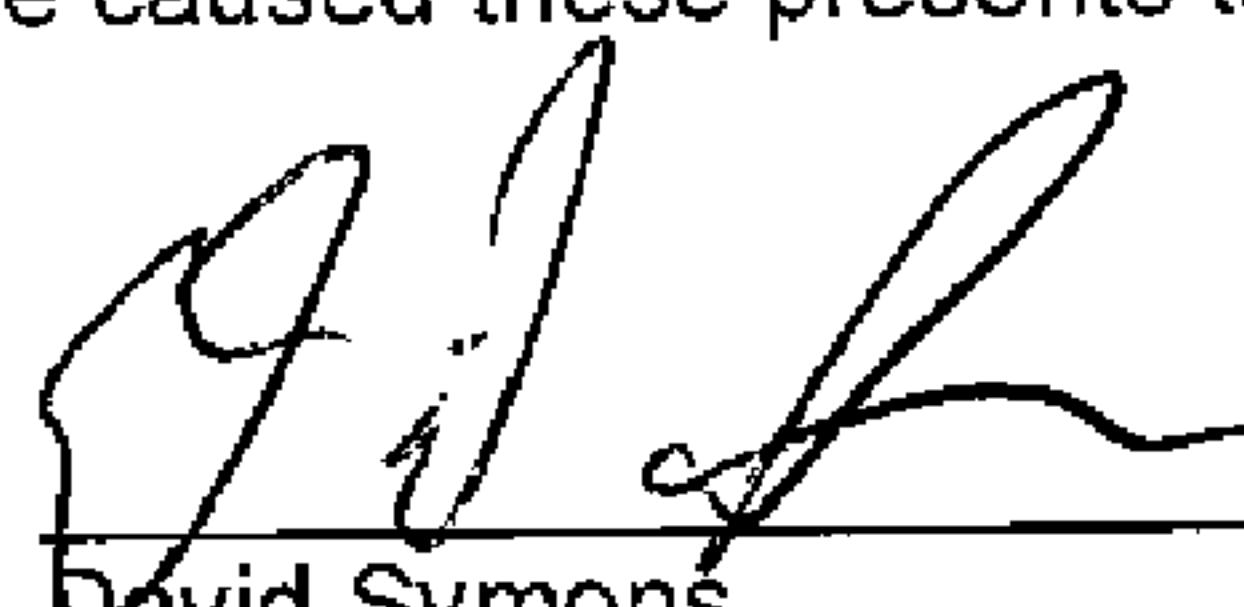
This Deed is being simultaneously recorded with a Purchase Money Mortgage with a face amount of \$150,000.00.

TO HAVE AND TO HOLD the same unto the said Grantee, his/her/their heirs and assigns, in Fee Simple, forever.

This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantors, for themselves, his/her/their/its successors and assigns, hereby covenant with said Grantee, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantee, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed this 23 day
of June, 2021.



David Symons



Ivy Merritt

STATE OF AL 20210809000383760 08/09/2021 08:51:52 AM DEEDS 3/5

COUNTY OF Jeff

I, DAWN P COLLIER, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **David Symons**, 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 that bears the same date.

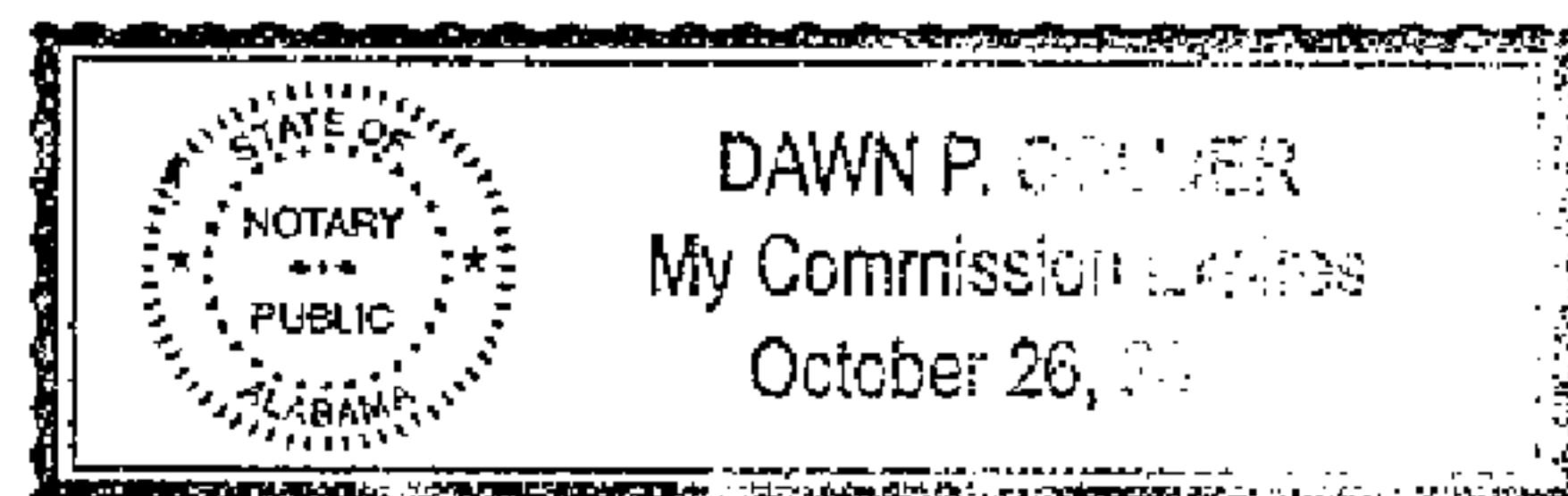
Given under my hand and official seal this 23 day of June 2021.



Notary Public

My Commission Expires: _____

[Notary Seal]



STATE OF AL

COUNTY OF Jeff

I, DAWN P COLLIER, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **Ivy Merritt**, 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 that bears the same date.

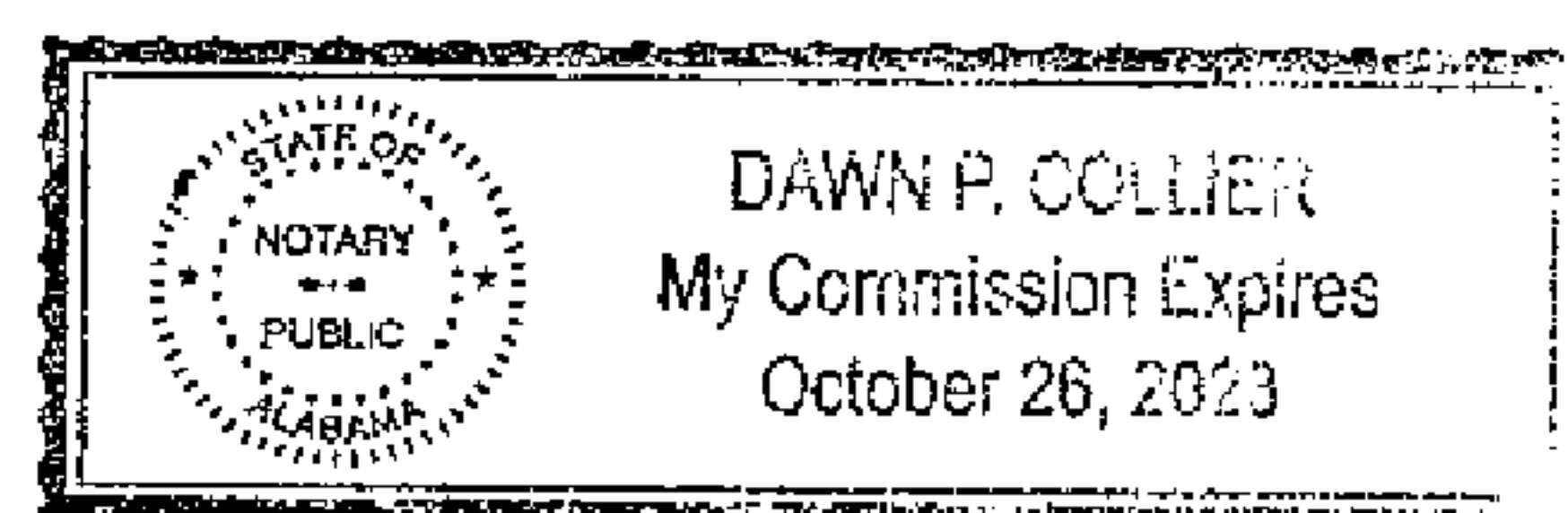
Given under my hand and official seal this 23 day of June 2021.



Notary Public

My Commission Expires: _____

[Notary Seal]



STATE OF AL

Exhibit "A"

Legal Description

Unit D, Building 4, Lot 3, of Chandalar South Townhouses, as recorded in Map Book 6, Page 6, and revised and recorded in Map Book 7, page 166, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most Westerly corner of Lot 3; thence in a Southeasterly direction along the Southwest line of Lot 3 a distance of 83.95 feet; thence 90 degrees left in a Northeasterly direction of 20 feet to the point of beginning; said point being further identified as being the point of intersection of the centerline of the wood fence enclosing the fronts of Units "A", "B", "C" and "D", and the center line of the wood fence common to Units "C" and "D", thence continue in a Northeasterly direction along the center line of said fence, party wall and fence a distance of 68.00 feet to intersection of the centerline of the fence enclosing the backs of Units "A", "B", "C" and "D"; thence right in a Southeasterly direction along center line of last described fence a distance of 24.07 feet to intersection of the center line of the wood fence joining the Southeast side of Unit "D"; thence right in a Southwesterly direction along the center line of said fence, wall and fence being the Southeast side of Unit "D" a distance of 68 feet to the intersection of the center line of the fence enclosing the fronts of Units "A", "B", "C" and "D"; thence right in a Northeasterly direction along the center line of last described fence a distance of 24.37 feet to the point of beginning; being situated in Shelby County, Alabama.

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: David Symons and Ivy Merritt
 Mailing Address: 1923 Chandalar Ct
Pelham, AL 35124

Grantee's Name: Dominique RhaShawn Roller
 Mailing Address: 1923 Chandalar Court
Pelham, AL 35124

Property Address:
1923 Chandalar Court
Pelham, AL 35124

Date of Sale: 6-23-21
 Total Purchase Price: \$150,000.00
 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 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.

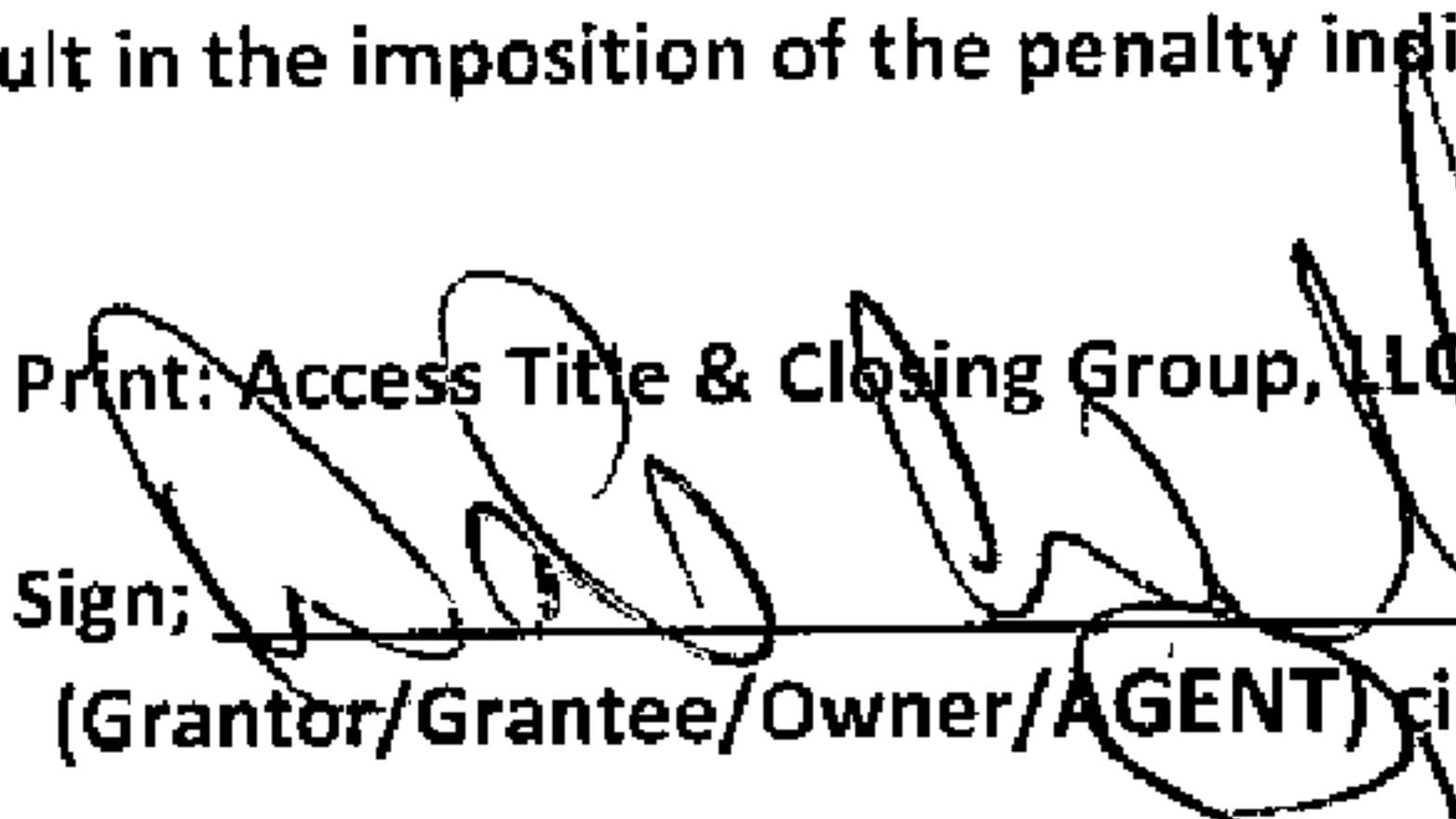
Actual Value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 is 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: 6-23-21

Unattested Verified by:

Print: Access Title & Closing Group, LLC
 Sign: 
 (Grantor/Grantee/Owner/AGENT) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/09/2021 08:51:52 AM
 \$35.00 JOANN
 20210809000383760

FORM RT-1