

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

SEND TAX NOTICE TO:
Chase Fincher and Ashley Fincher
1060 Evan Circle
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Sixty-Nine Thousand And No/100 Dollars (\$369,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, The F. James Doyle, II, Revocable Trust dated September 11, 2014 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Chase Fincher and Ashley Fincher (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 11-13, according to the Plat of Chelsea Park 11th Sector, as recorded in Map Book 37, Page 95, in the Probate Office of Shelby County, Alabama being situated 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 reord as Instrument # 20041014000566950 in the Probate Office of Shelby County, Alabama, and Delaration of Covenants, Conditions and Restrictions for Chelsea Park 10th Sector, filed for record as Instrument # 20070831000411450 (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.


Subject to a third party mortgage in the amount of \$161,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 24, 2021.


The F. James Doyle, II, Revocable Trust dated September 11, 2014

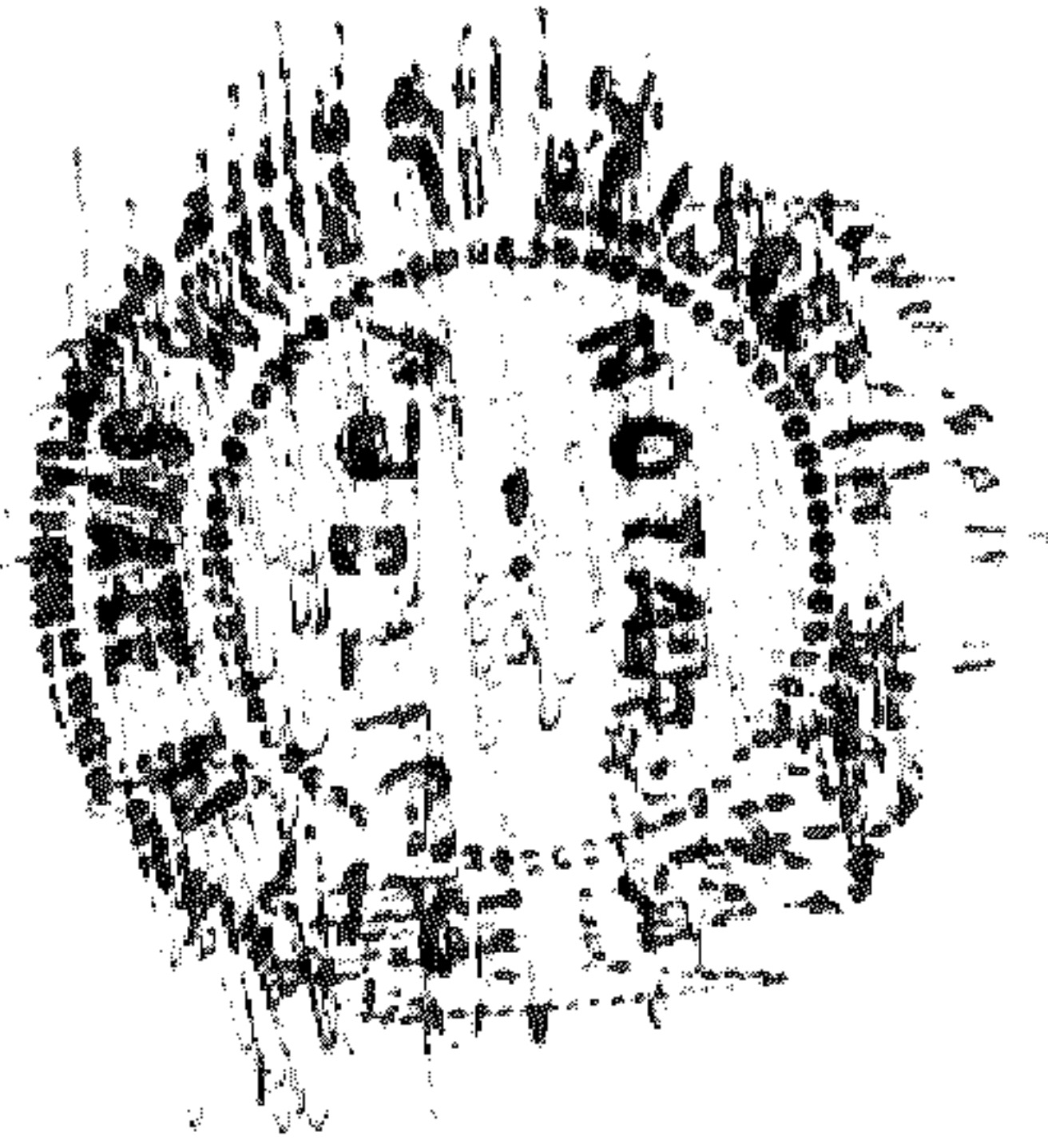
BY: 
F. James Doyle, II
Trustee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that F. James Doyle, II whose name as Trustee for the The F. James Doyle, II, Revocable Trust 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/she executed the same voluntarily and in his/her capacity as Trustee on the day the same bears date.

Given under my hand and official seal on 24 day of August, 2021


Notary Public
My commission expires: 8/20/23



Real Estate Sales Validation Form

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

20210830000421370 08/30/2021 11:15:26 AM DEEDS 3/3

Grantor's Name The F. James Doyle, II, Revocable Trust dated September 11, 2014 Grantee's Name Chase Fincher and Ashley Fincher

Mailing Address _____

Mailing Address 1060 Evan Circle
Chelsea, AL 35043

Property Address 1060 Evan Circle
Chelsea, AL 35043

Date of Sale August 24, 2021
Total Purchase Price \$369,000.00

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

___ Appraisal

___ Sales Contract

Other: _____

X 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 - The F. James Doyle, II, Revocable Trust dated September 11, 2014, , .

Grantee's name and mailing address - Chase Fincher and Ashley Fincher, 1060 Evan Circle, Chelsea, AL 35043.

Property address - 1060 Evan Circle, Chelsea, AL 35043

Date of Sale - August 24, 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.

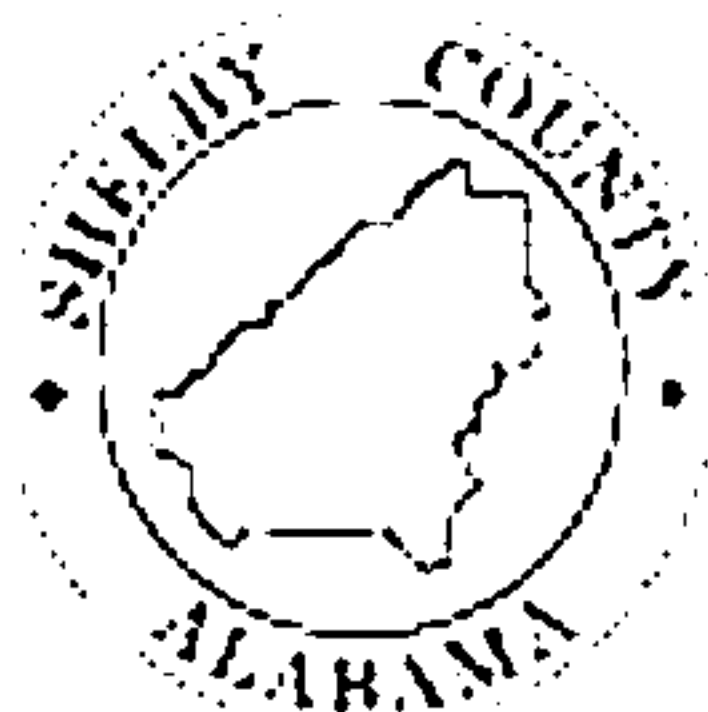
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 with 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: August 24, 2021

Sign _____
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/30/2021 11:15:26 AM
\$236.00 CHERRY
20210830000421370

Allen S. Bayl