

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

Send Tax Notice To:
DEBORAH M. MYERS

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration TEN and 00/100 Dollars (\$10.00) to the undersigned Grantors, **CLARENCE E. CHAPIN AND WIFE, DEBORAH M. MYERS** (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **DEBORAH M. MYERS** (herein referred to as GRANTEES) the following described real estate, situated in SHELBY County, Alabama, to-wit:

**LOT 31, ACCORDING TO THE FINAL PLAT OF WYNDSOR TRACE PHASE I, AS
RECORDED IN MAP BOOK 37, PAGE 63, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.**

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE
EXAMINATION. LEGAL DESCRIPTION WAS PROVIDED BY THE
GRANTOR.**

SUBJECT TO:

- 1) Rights of claims of parties in possession not shown by the public record.
- 2) Easements, or claims of easements, not shown by public record.
- 3) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspections of the premises.
- 4) Any line, or right to a lien, for services, labor or material hereto or hereafter furnished imposed by law and not shown by public record.
- 5) Easements of record.
- 6) Oil, gas, and minerals and all other subsurface interest in, to or under the land herein described.

TO HAVE AND TO HOLD And said Grantor, for said Grantor, its successors, assigns, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor

will, and its successors, assigns, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 28th
day of Sept, 2021.

Clarence E Chapin
CLARENCE E. CHAPIN

Deborah M. Myers
DEBORAH M. MYERS

STATE OF Alabama
Shelby COUNTY

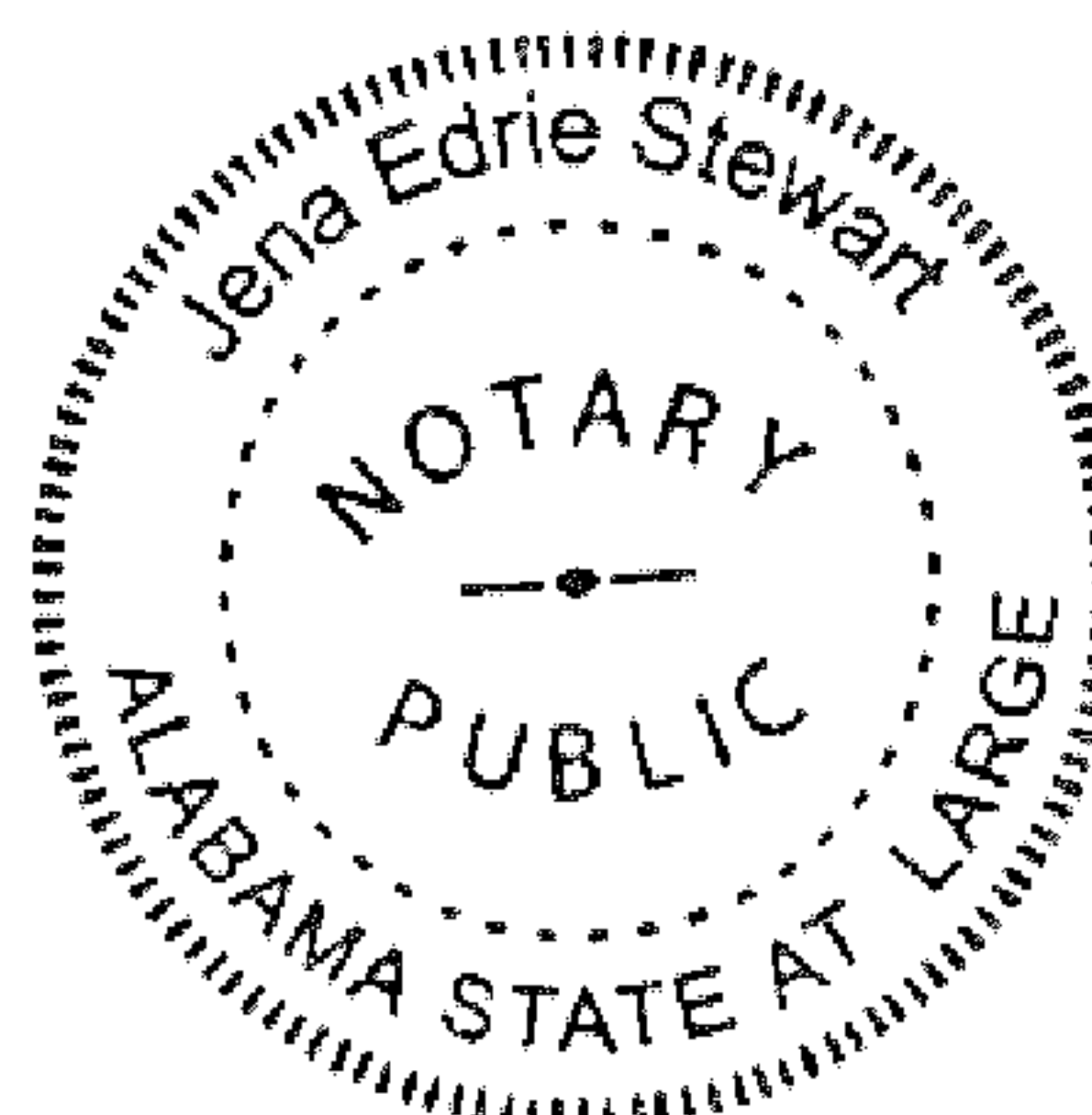
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **CLARENCE E. CHAPIN AND DEBORAH M. MYERS** whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of Sept, 2021.

[Signature]
Notary Public

My Commission Expires:

9/28/22



20211005000485080 10/05/2021 10:53:55 AM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name: CLARENCE E. CHAPIN AND DEBORAH M. MYERS

Grantee's Name: DEBORAH M. MYERS

Mailing Address: 4025 Old Looney Mill Rd
Bham AL 35243

Mailing Address: 4025 Old Looney Mill Rd
Bham AL 35243

Property Address: 100 T hatcher Drive
Vincent, AL 35178

Date of Sale: 9/28/21

Total Purchase Price: \$ _____

Actual Value: \$ _____

Or

Assessor's Market Value: \$ 90,000

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

☐ Appraisal

☐ Other Tax Assessment

☐ Sales Contract

☐ 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: 9/28/21

Print: DEBORAH M. MYERS

Sign: Deborah M Myers

☐ Unattested

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

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

10/05/2021 10:53:55 AM

\$118.00 JOANN

20211005000485080



Allen S. Bayl