

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

**SEND TAX NOTICE TO:**  
Jacob Ryan Davenport  
1073 Crawford Ct.  
Chelsea, AL 35043

**GENERAL WARRANTY DEED**

20211101000526810  
11/01/2021 01:28:06 PM  
DEEDS 1/3

**STATE OF ALABAMA** )

**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Two Hundred Ninety-Five Thousand And No/100 Dollars (\$295,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Blake Alan Matthews and Jacqueline Sierra Matthews, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jacob Ryan Davenport (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 6-09, according to the survey of Chelsea Park 6th Sector, as recorded in Map Book 37, Page 13, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Granter and filed for record as Instrument #20041014000566950, the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd Sector, a Residential Subdivision as recorded in Instrument #20041014000566970 and the Supplemental Declaration and Amendment to the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd Sector and 6th Sector, a Residential Subdivision as recorded in Instrument #20060720000351160, in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all easements thereto, is hereinafter referred to as the "Declaration"). Together with the nonexclusive easement to use the Easement Parcel as more particularly described in the Easement Agreement as recorded in Instrument #20040816000457750 in the Probate Office of Shelby County, Alabama.

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 purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

Subject to a third party mortgage in the amount of \$280,250.00 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 29 day of October, 20 20.

  
\_\_\_\_\_

Blake Alan Matthews

  
\_\_\_\_\_

Jacqueline Sierra Matthews

STATE OF ALABAMA  
COUNTY OF JEFFERSON

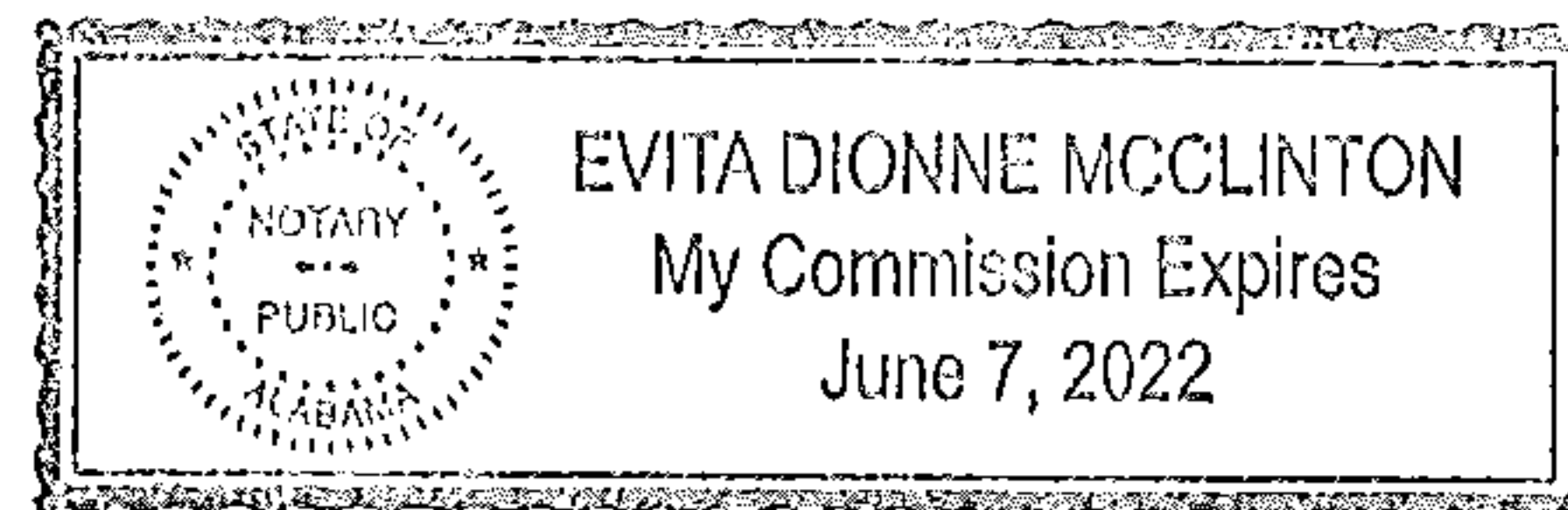
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Blake Alan Matthews and Jacqueline Sierra Matthews whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents 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 29 day of Oct, 2021.

  
\_\_\_\_\_

Notary Public

My commission expires: 6-7-22



**Real Estate Sales Validation Form**

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

Grantor's Name Blake Alan Matthews and  
Jacqueline Sierra Matthews

Grantee's Name Jacob Ryan Davenport

Mailing Address 3240 Georgetown Place  
Hoover 35216Mailing Address 832 Chelsea rd  
Columbiana, AL 35051Property Address 1073 Crawford Ct.  
Chelsea, AL 35043

Date of Sale October 29, 2021

Total Purchase Price \$295,000.00

**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:☒ Closing StatementIf 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 - Blake Alan Matthews and Jacqueline Sierra Matthews, 3240 Georgetown  
Place, Hoover 35216.

Grantee's name and mailing address - Jacob Ryan Davenport, 832 Chelsea rd, Columbiana, AL 35051.

Property address - 1073 Crawford Ct., Chelsea, AL 35043

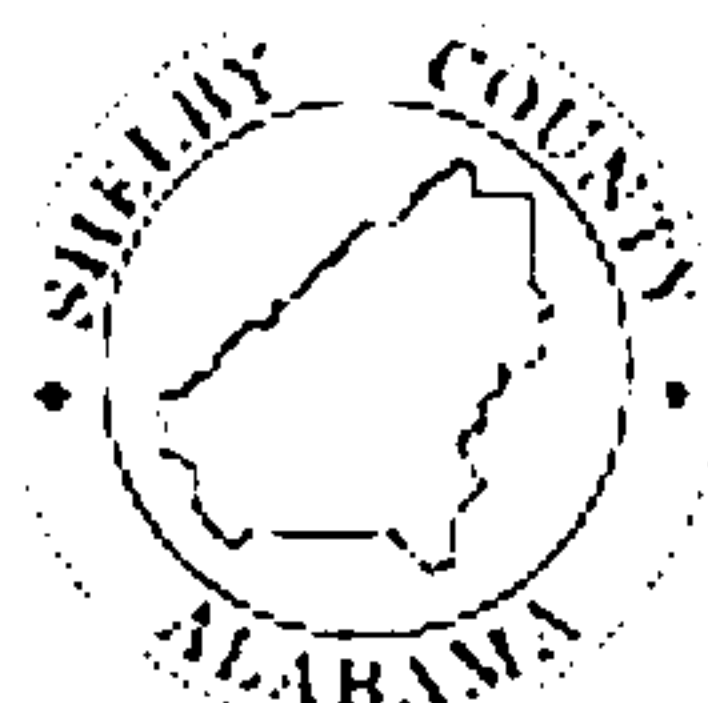
Date of Sale - October 29, 2021.

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: October 29, 2021

Sign

Agent



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**11/01/2021 01:28:06 PM**  
**\$43.00 KIMBERLY**  
**20211101000526810**

A handwritten signature in cursive script, appearing to read "Kimberly", is written over a horizontal line.