

20211202000574580
12/02/2021 08:59:11 AM
DEEDS 1/4

Instrument Prepared By:

Clint Coons
Anderson Business Advisors, PLLC
732 Broadway, Suite 201
Tacoma, Washington 98402

Mail All Tax Statements To:

Sunshine Trust
91 Mount Laurel Avenue
Birmingham, Alabama 35242

This space reserved for Recorder's use

WARRANTY DEED

THE STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Dollars (\$10.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **BEN CHENAULT, JR. AND KIM CHENAULT**, as joint tenants with right of survivorship, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **BENFORD L. CHENAULT, JR. AND KIMBERLY L. CHENAULT, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE SUNSHINE TRUST DATED 6/19, 2021**, AND ANY AMENDMENTS THERETO, (herein referred to as grantee, whether one or more), whose mailing address is, 91 Mount Laurel Avenue, the following described real estate, situated in Shelby County, Alabama, to-wit:

Legal description attached hereto as Exhibit "A" and incorporated herein by this reference.

LOT 12-12, BLOCK 12, ACCORDING TO THE SURVEY OF MT LAUREL - PH II, AS RECORDED IN MAP BOOK 30, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS COVENANCE IS MADE SUBJECT TO THE FOLLOWING:

Attached hereto as Exhibit "A" and incorporated herein by this reference.

Parcel ID # 09 2 03 1 003 051.000

Subject to existing easements, restrictions and reservations of record, if any.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 1st day of OCTOBER, 2021.

Ben Chenault, Jr.
Ben Chenault, Jr., Grantor

Kim Chenault
Kim Chenault, Grantor

Melody Layman
Melody Layman, Witness

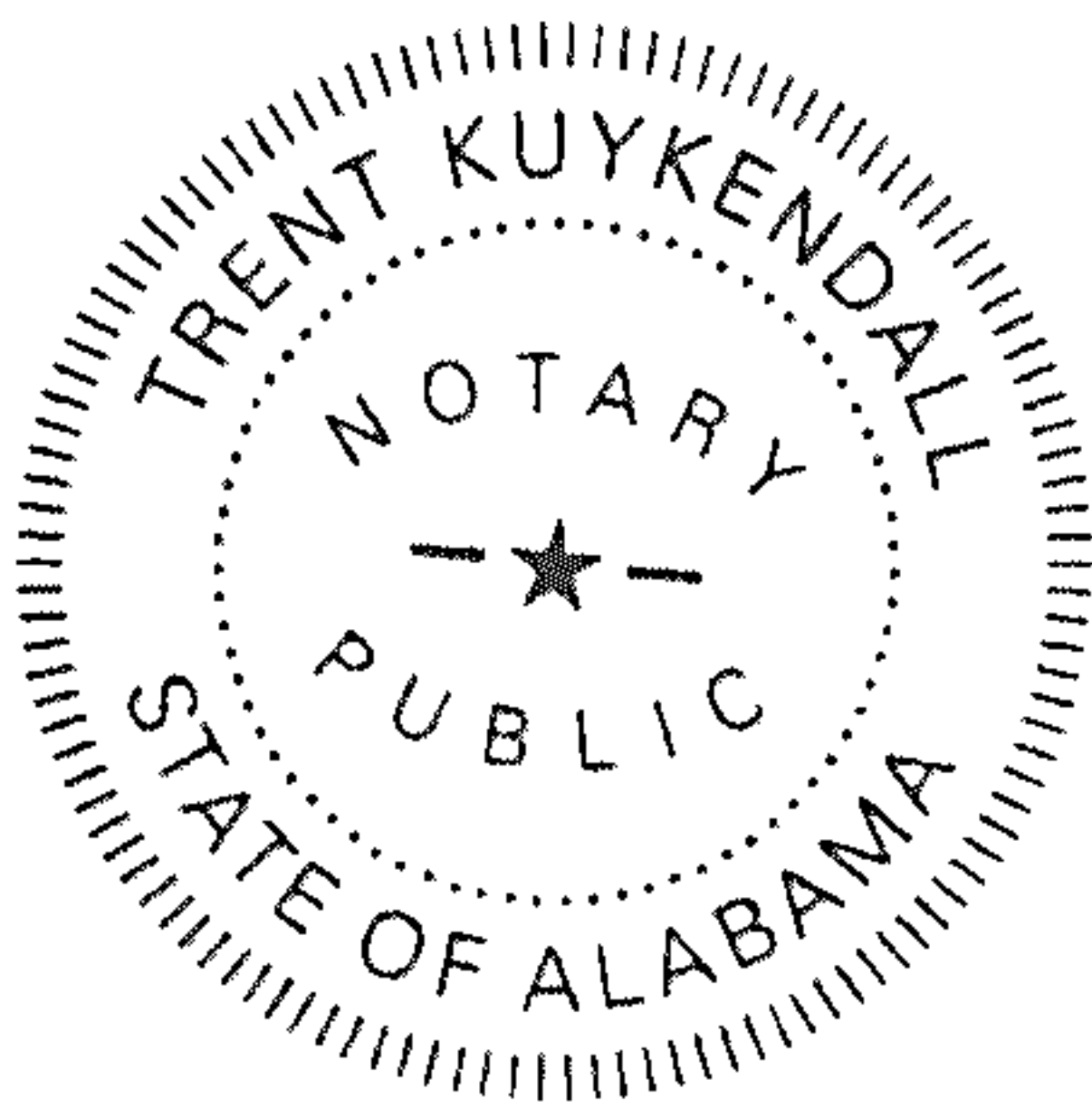
Melody Layman
Layman, Melody, Witness

Acknowledgement

State of Alabama)
County of Shelby) ss.

On Oct 1st, 2021, before me, Trent Kuykendall, a Notary Public, personally appeared, Ben Chenault, Jr. and Kim Chenault, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Trent Kuykendall
Notary Public

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2021 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2022.
2. EASEMENT(S), BUILDING LINE(S) AND RESTRICTION(S) AS SHOWN ON RECORDED MAP.
3. EASEMENT AS RECORDED IN INST. NO 2003-18453.
4. RESTRICTIONS APPEARING OF RECORD IN INST. NO 2004-56911; INST. NO 2005-9693 AND INST. NO. 20040525000276940.
5. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. NO . 2000-35579; AMENDED BY 1ST AMENDMENT THERETO AND RECORDED IN INST. NO . 2000-38859 AND RE-RECORDED IN INST. NO. 2000-36270. 2ND AMENDMENT AS RECORDED IN INST. NO. 2000-38860 AND 3RD AMENDMENT AS RECORDED IN INST. NO . 2001-03681 IN THE PROBATE OFFICE.
6. RESTRICTIONS, LIMITATION, CONDITIONS AND OTHER PROVISIONS AS SET OUT IN MAP BOOK 28, PAGE 69, IN THE PROBATE OFFICE.
7. COVENANT AND AGREEMENT FOR WATER SERVICES APRIL 24, 1889 AND RECORDED IN REAL. BOOK 235, PAGE 611 IN THE PROBATE OFFICE.
8. SEWER SERVICE AGREEMENT DATED JUNE 22, 1999 BY AND BETWEEN DOUBLE OAK WATER RECLAMATION, LLC AND EBSCO DEVELOPMENT COMPANY, INC. AS SET OUT IN INST. NO . 1991-3429 IN PROBATE OFFICE.
9. DECLARATION OF CHARTER EASEMENTS, COVENANTS AND RESTRICTIONS OF MT LAUREL. A TRADITIONAL NEIGHBORHOOD DEVELOPMENT AS RECORDED IN INST. NO . 2000-35580 IN PROBATE OFFICE.
10. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISE, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS.

PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGE.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Ben Chenault, Jr. and Kim Chenault
 Mailing Address 2007 Eagle Ridge Drive
Birmingham, Alabama 35242

Grantee's Name Sunshine Trust dated _____ 20__
 Mailing Address 91 Mount Laurel Avenue
Birmingham, Alabama 35242

Property Address 91 Mount Laurel Avenue
Birmingham, Alabama 35242

Date of Sale 10/1/21
 Total Purchase Price \$ 0.00

or
 Actual Value \$

or
 Assessor's Market Value \$ 572,150.00

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 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 10/1/21

Print Ben Chenault, Jr. and Kim Chenault

Sign

[Signatures]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/02/2021 08:59:11 AM
 \$604.50 BRITTANI
 20211202000574580

Form RT-1

Alvin S. Beigel