

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
April Chastain Ellison  
25 Gunlock RD  
Montevallo, AL 35115

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **April Chastain Ellison formerly known as April Chastain Bethea**, a married woman, joined by her spouse, **Gregory Lamar Ellison**, and **Gavin Bethea**, an unmarried man, the sole surviving heirs of **Chester C. Bethea**, the grantee in that certain deed recorded as instrument 19830323000039020, said grantee having died on or about December 23, 2019 (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Gavin Bethea** (hereinafter referred to as GRANTEE whether one or more), the full fee simple title to the real estate, subject only to a life estate reserved here for **April Chastain Ellison and Gregory Lamar Ellison**, said real estate being legally described as;

Lot Numbers 1 and 2 in Block 2 in the Town of Wilton according to a survey abd if an Allotment made by T. O. Sparks, County Surveyor, for George A. Nabors, of land in the SW ¼ of the NE ¼, SE ¼ of the NE ¼, NW ¼ of the SE ¼ and NE ¼ of the SE ¼, Section 8, Township 24 North, Range 12 East, said map being dated December 22, 1908, and which is recorded in the office of the Probate Judge of Shelby County, Alabama, in Map Book 3 Page 33, and said lots hereby conveyed being in the NE ¼ of the SE ¼ of Section 8, Township 24 North, Range 12 East, and being the same lots that were deeded by Fannie Crosby, and G. H. Crosby to Allen J. Smitherman, situated, lying and being in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free

and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR. NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 2nd day of December, 2021.

April Chastain Ellison  
April Chastain Ellison

Gavin Bethea  
Gavin Bethea

Gregory Lamar Ellison  
Gregory Lamar Ellison

STATE OF ALABAMA  
SHELBY COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **April Chastain Ellison, Gregory Lamar Ellison, and Gavin Bethea**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of December, 2021.

Darlene Brown  
Notary Public  
My Commission Expires: 10/17/23



20211202000576020 2/3 \$125.00  
Shelby Cnty Judge of Probate, AL  
12/02/2021 01:56:21 PM FILED/CERT



## Real Estate Sales Validation Form

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

Grantor's Name April Chastain Ellison  
Mailing Address Gavin Bethea  
25 Gunlock RD  
Montevallo, AL 35115

Grantee's Name Gavin Bethea  
Mailing Address 2181 Rocky Ridge Ranch RD  
Birmingham, AL 35216

Property Address 25 Gunlock RD  
Montevallo, AL 35115

Date of Sale 11/9/21  
Total Purchase Price \$                     

or  
Actual Value \$                     

or  
Assessor's Market Value \$ 92,760.00

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Inheritance---No Tax Due  
☐ 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 11/9/21

Print April Chastain Ellison

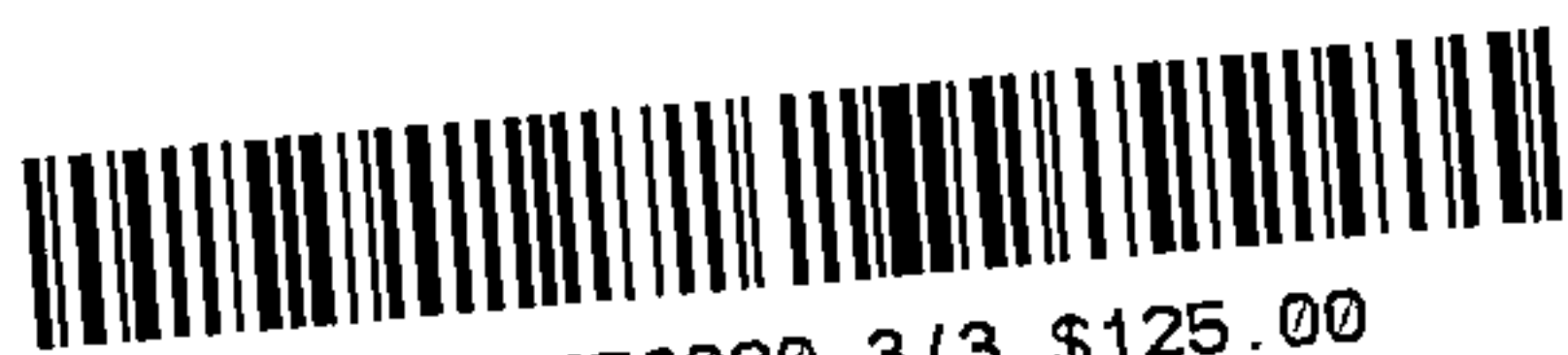
           Unattested

(verified by)

Sign

April Chastain Ellison  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20211202000576020 3/3 \$125.00  
Shelby Cnty Judge of Probate, AL  
2021 01-56-21 PM FILED/CERT