

Prepared By:
Dunn & Associates, LLC
2 North Twentieth Street, Suite 1050
Birmingham AL, 35203

Send Tax Notice to:
St. Catherine's Episcopal Church
P.O. Box 577
Chelsea, AL 35043

**STATE OF ALABAMA
JEFFERSON COUNTY**

*\$225.00
Total*

**GENERAL WARRANTY DEED
With Right of Survivorship**



20211206000580060 1/3 \$253.00
Shelby Cnty Judge of Probate, AL
12/06/2021 11:24:47 AM FILED/CERT

KNOW ALL MEN BY THE PRESENTS, that in consideration of Ten Dollars, (\$10.00), in hand paid by the Grantee herein, the receipt whereof is acknowledged, **CHARLOTTE U. JONES as Personal Representative of the Estate of FRANCES VIRGINIA UNDERWOOD, Deceased** does GRANT, BARGAIN, SELL, and CONVEY unto to **ST. CATHERINE'S EPISCOPAL CHURCH OF CHELSEA, ALABAMA** (herein referred to as "Grantee" whether one or more), the following described real estate, situated in Shelby County, Alabama to wit:

**Lot 2-45 according to the Plat of Chelsea Park 2nd Sector, as recorded in Map Book 34, Page 22 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 Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 2nd Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041014000566960 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration).**

SUBJECT TO, (1) Ad valorem taxes; (2) Mineral and mining rights not owned by Grantor; (3) The easements, restrictions, assessments, covenants, agreements and all other terms and provisions of the Declaration and in Map Book 34 page 22 in the Probate Office of Shelby County, Alabama; (4) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

TO HAVE AND TO HOLD, unto the said **GRANTEE**, and to the heirs, successors and assigns **FOREVER**, together with every contingent remainder and right of reversion.

And **GRANTOR** does covenant with the said Grantee, heirs and assigns, that the estate is lawfully seized in fee simple of the said premises; that it is free from all encumbrances, except as herein above provided; that the estate has a good right to sell and convey the same to **GRANTEE**, heirs and assigns, and that **GRANTOR** will **WARRANT AND DEFEND** the premises to said **GRANTEE**, heirs and

assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I have hereunto set my hands and seal, this 27th day of October, 2021.

Charlotte U. Jones
CHARLOTTE U. JONES, as Personal Representative of the Estate of Frances Virginia Underwood

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CHARLOTTE U. JONES**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 27th day of OCTOBER, 2021.

{seal}

[Signature]
Notary Public
My commission Expires: 1-22-23

This instrument was prepared by C. Burton Dunn of Dunn & Associates based on information furnished by the parties and no examination has been made and no opinion has been given by the Company preparing this instrument to the title, or description of the property involved or the payment status of any real property taxes.



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Real Estate Sales Validation Form

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

Grantor's Name _____
 Mailing Address Charlotte U. Jones
6005 Lakeside Drive
Mount Olive, AL 35117

Grantee's Name St. Catherine's Episcopal Church
 Mailing Address Post Office Box 577
Chelsea, AL 35043

Property Address 3047 Madison Place
Chelsea, AL 35043

Date of Sale 10/27/21
 Total Purchase Price \$ _____
 or
 Actual Value _____
 or
 Assessor's Market Value \$ 225,000

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
 Sales Contract
 Closing Statement
 Appraisal
 Other Tax Assessor

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 10/27/21 Print I. Ripon Britton, Jr.

Unattested _____ Sign [Signature]
 (verified by) (Grantor/Grantee/Owner/Agent) circle one



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Form RT-1

UNIVERSITY MICROFILMS