

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

**SEND TAX NOTICE TO:**  
Chauncey Harris, II  
504 Rolling Hills Drive  
Chelsea, AL 35043

**GENERAL WARRANTY DEED**

20211223000606600  
12/23/2021 12:45:58 PM  
DEEDS 1/3

**STATE OF ALABAMA** )

**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Three Hundred Eighty Thousand And No/100 Dollars (\$380,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Trever G. White, a single person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Chauncey Harris, II (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 16, according to the survey of Final Plat of Oaklyn Hills, Phase 3, as recorded in Map Book 34, Page 52, in the Office of the Judge of Probate of Shelby County, Alabama.

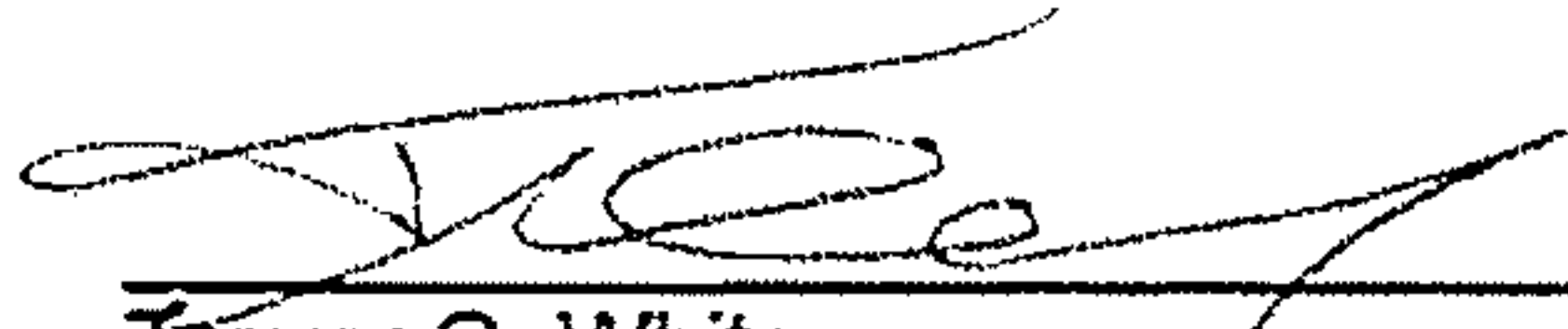
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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 \$351,037.00 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 17<sup>th</sup> day of December, 20 21.

  
\_\_\_\_\_  
Trever G. White

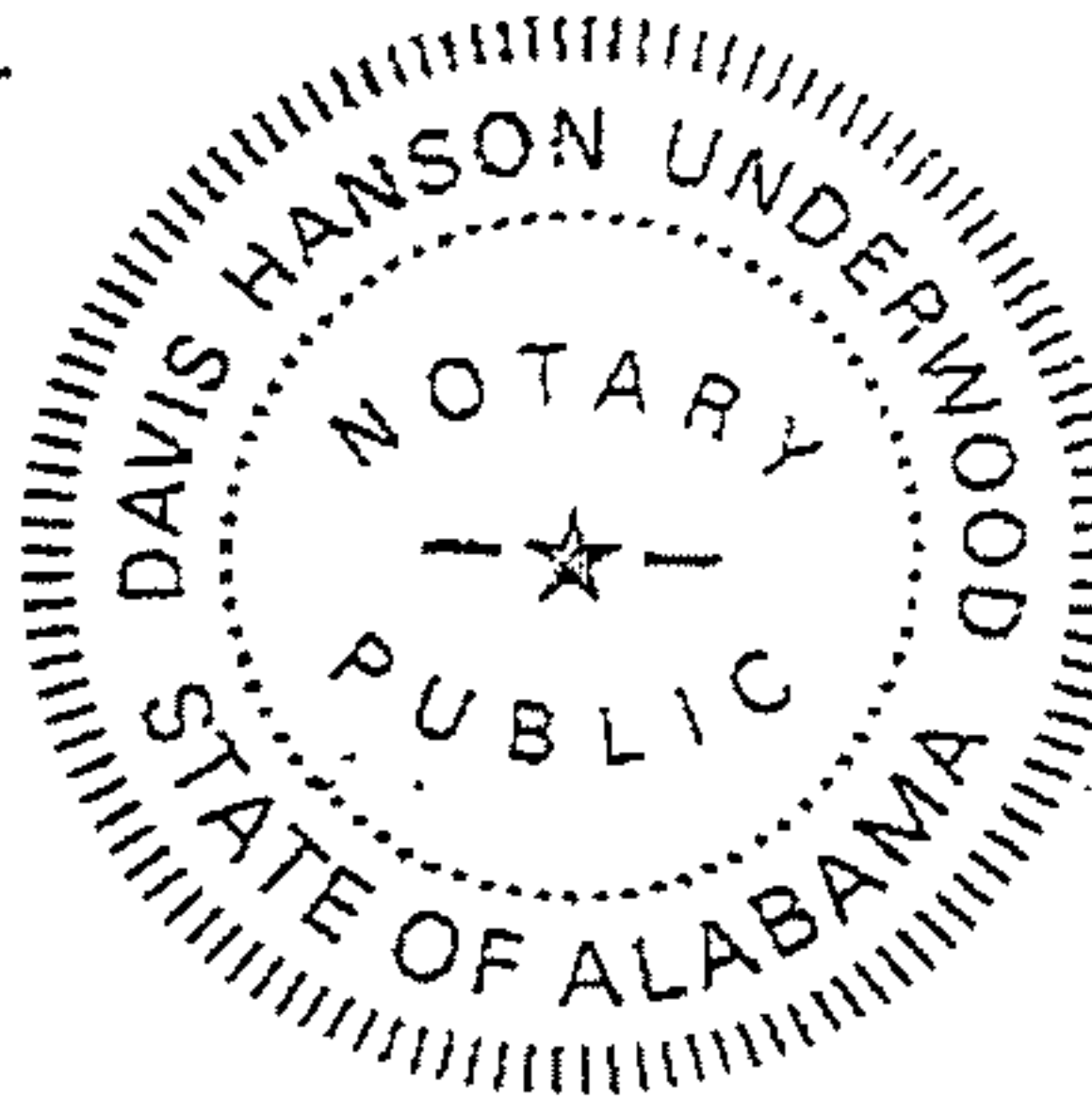
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Trever G. White 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 17<sup>th</sup> day of December, 20 21.

\_\_\_\_\_  
Notary Public  
My commission expires:

My Commission Expires:  
July 24, 2023



**Real Estate Sales Validation Form**

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

Grantor's Name Trever G. White

Grantee's Name Chauncey Harris, II

Mailing Address 504 Rolling Hills Drive  
Chelsea, AL 35043Mailing Address 504 Rolling Hills Drive  
Chelsea, AL 35043Property Address 504 Rolling Hills Drive  
Chelsea, AL 35043

Date of Sale December 17, 2021

Total Purchase Price \$380,000.00

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 - Trever G. White, 504 Rolling Hills Drive, Chelsea, AL 35043.

Grantee's name and mailing address - Chauncey Harris, II, , .

Property address - 504 Rolling Hills Drive, Chelsea, AL 35043

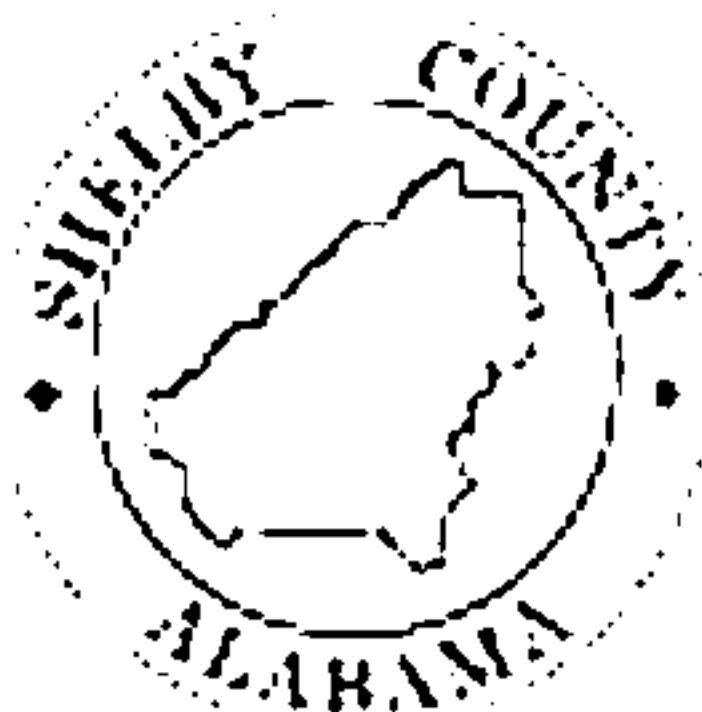
Date of Sale - December 17, 2021.

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: December 17, 2021

Sign \_\_\_\_\_

Agent

**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****12/23/2021 12:45:58 PM****\$57.00 BRITTANI****20211223000606600**

Validation Form

A handwritten signature in cursive script, appearing to read "Britanni".

02289