

**This instrument was prepared by:**  
Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road  
Birmingham, Alabama 35243

**Send Tax Notice To:**  
Tempie Brunson  
4080 Crossings Lane  
Hoover, AL 35242

**WARRANTY DEED**

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED EIGHTY THOUSAND ONE HUNDRED AND 00/100 DOLLARS (\$380,100.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I, **James E. Kelly, Personal Representative of The Estate of Harry Heath Chappellear, deceased, Shelby County Probate Case No. PR2019-000007**, (herein referred to as Grantor) do hereby grant, bargain, sell and convey unto, **Tempie Brunson** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 66, according to the survey of Phase Four Caldwell Crossings 2nd sector, as recorded in Map Book 32, Page 7, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO ALL MATTERS OF RECORD**

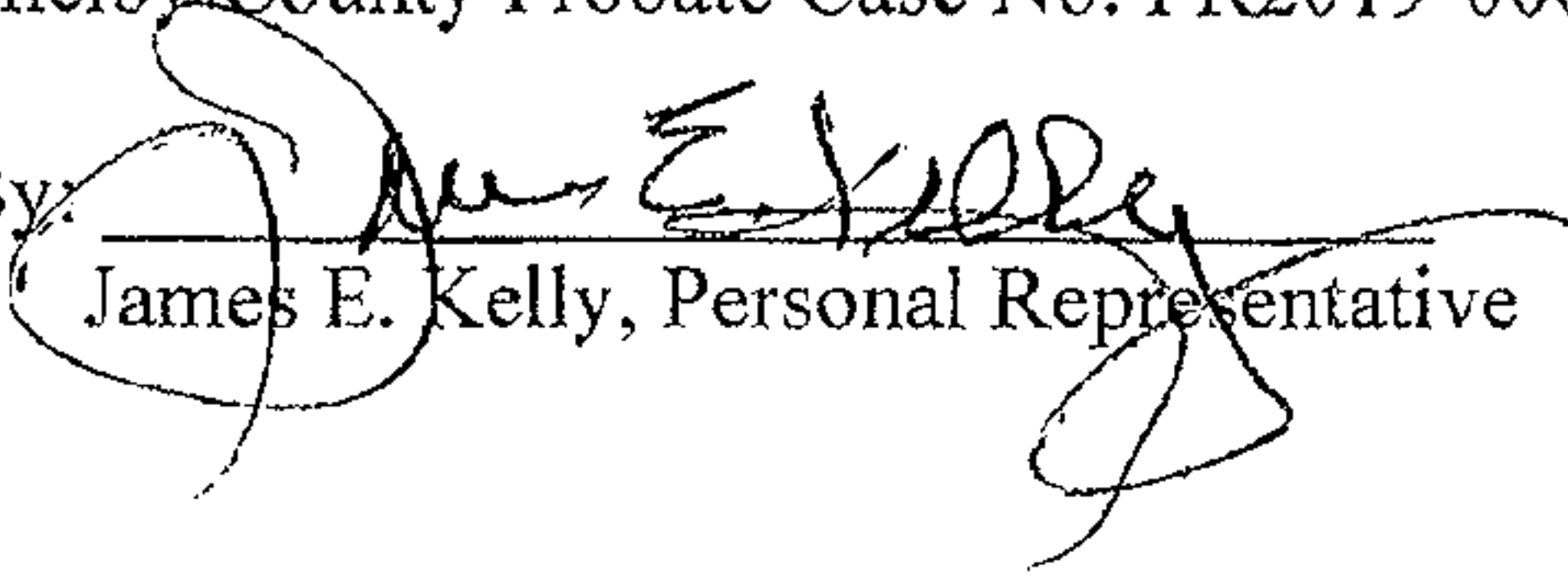
**Note: Harry Heath Chappellear is one and the same as Harry Chappellear. Joyce Chappellear, the other grantee in Instrument No. 20070123000035780, having died on or about March 7, 2016.**

TO HAVE AND TO HOLD unto the said grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29<sup>th</sup> day of December, 2021.

The Estate of Harry Heath Chappellear, deceased,  
Shelby County Probate Case No. PR2019-000007

By:   
James E. Kelly, Personal Representative

STATE OF ALABAMA  
COUNTY OF JEFFERSON

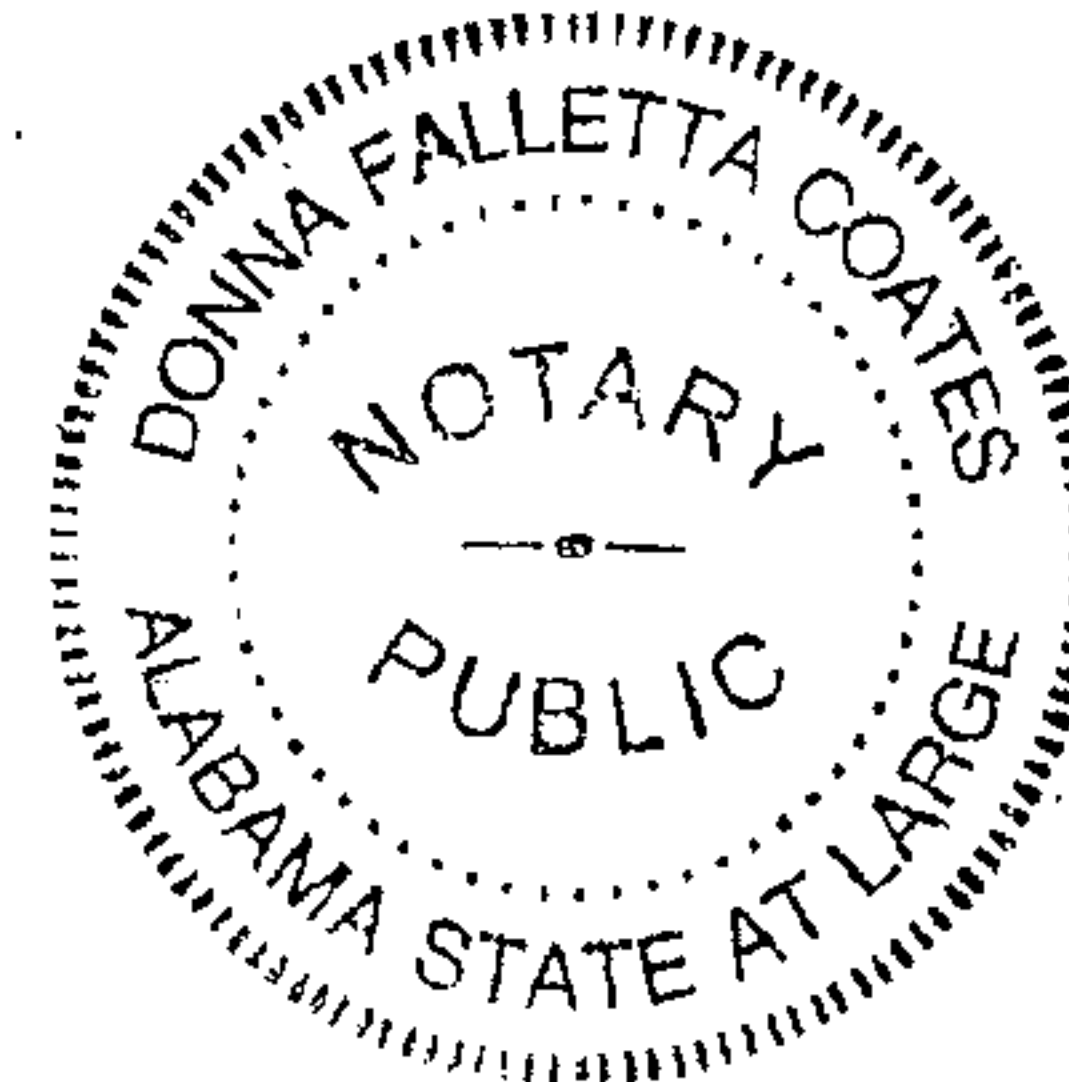
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify James E. Kelly, Personal Representative of The Estate of Harry Heath Chappellear, deceased, Shelby County Probate Case No. PR2019-000007, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as Personal Representative, and with full authority, executed the same voluntarily on behalf of said Estate.

Given under my hand and official seal this 29<sup>th</sup> day of December, 2021.



Notary Public

My Commission Expires: 09.03.2025



**Real Estate Sales Validation Form**

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

Grantor's Name The Estate of Harry Heath Chappellear,  
Dcsceased, Shelby County Probate Case No. PR2019-000007  
Mailing Address 1833 Post Oak Road  
Vestavia Hills, AL 35216

Grantee's Name Tempie Brunson  
Mailing Address \_\_\_\_\_

Property Address 4080 Crossings Lane  
Hoover, AL 35242

Date of Sale December 31, 2021  
Total Purchase Price \$380,100.00

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  
\_\_\_\_\_ Sales Contract

\_\_\_\_\_ Appraisal  
\_\_\_\_\_ Other:

\_\_\_\_\_ 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 12/31/2021

Print Makela Richardson

\_\_\_\_\_ Unattested \_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/21/2022 10:56:17 AM  
\$409.50 JOANN  
20220121000030010

*Ally S. Byrd*