



20220203000050240 1/3 \$298.00
Shelby Cnty Judge of Probate, AL
02/03/2022 01:17:38 PM FILED/CERT

Send Tax Notice to:
Andrew D. Rice, Co-Trustee
Frances Jo Ann Denney Revocable Trust
3410 Independence Drive
Homewood, AL 35209

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

)
)
)

THIS IS A WARRANTY DEED executed and delivered by Frances Denney (aka Frances Jo Ann Denney), an unmarried woman (hereinafter referred to as the "**Grantor**"), to Andrew D. Rice and Frances Jo Ann Denney (one and the same as Frances Denney), as Co-Trustees of the Frances Jo Ann Denney Revocable Trust (hereinafter referred to as the "**Grantee**").

WHEREAS, the real property described herein was originally transferred to Franklin Denney and Frances Denney, a married couple, as joint tenants with right of survivorship by a Deed filed with the Shelby County Judge of Probate on November 7, 2019 at Instrument 2019110700041470;

WHEREAS, Franklin Denney died on May 17, 2021 and by operation of law, the real property passed to the Grantor;

WHEREAS, the Grantor desires through this conveyance to transfer all of her right, title and interest in and to the real property described herein into the name of Grantee, which is the Grantor's Revocable Trust.

NOW, THEREFORE, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency of which are acknowledged, Grantor does grant, bargain, sell and convey unto Grantee, all of Grantor's rights, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7-236, according to the Plat of Chelsea Park 7th Sector, Second Addition, Grayson Place Neighborhood, as recorded in Map Book 45, Page 97, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama (the "Property").

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, 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 7th Section and recorded as Instrument No. 20061229000634370 and Supplementary Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector as recorded in Instrument No. 20151230000442850, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

This conveyance is made subject to all restrictions, reservations, easements, rights-of-way, covenants and/or set-back lines which appear of record affecting title to the above described property and taxes for the current year and later years.

TITLE NOT EXAMINED – LEGAL DESCRIPTION PROVIDED BY GRANTOR.



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TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

And Grantor does for herself and for her heirs and assigns covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

THIS PROPERTY CONSTITUTES THE HOMESTEAD OF THE GRANTOR AND THE GRANTEE, as they are one and the same.

IN WITNESS WHEREOF, the Grantor has hereunto set hand and seal, this 13th of October 2021.

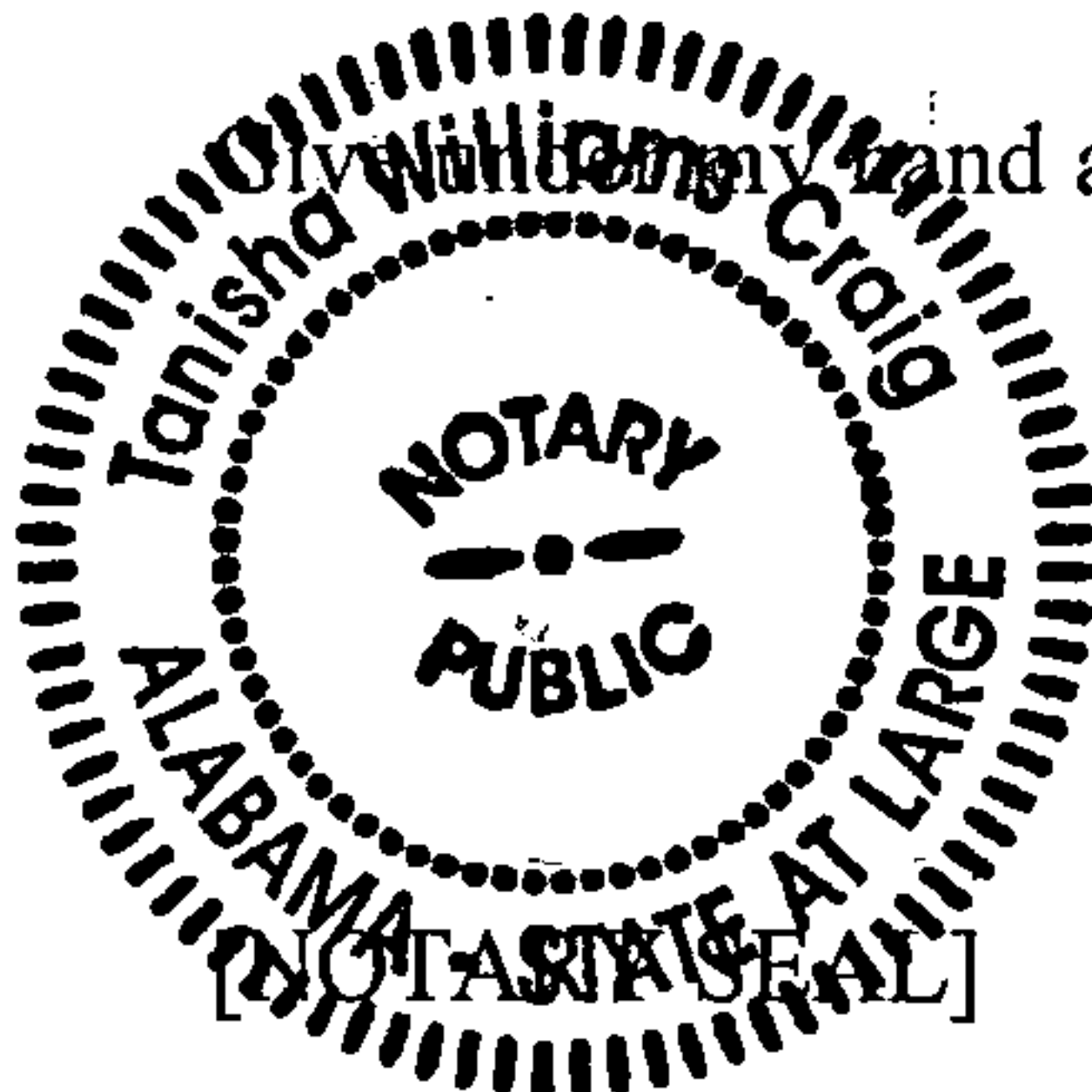
GRANTOR:

Frances Jo Ann Denney
 Frances Denney (aka Frances JoAnn Denney)

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Frances Denney**, 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 above and foregoing conveyance, she executed the same voluntarily on the same that bears date.



and official seal of office this 13th day of October, 2021.

Tanisha Williams
 Notary Public

My commission expires: 9-29-24

THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED ANY TITLE OR SURVEY RELATED MATERIALS WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT GIVE ANY OPINION WITH RESPECT THERETO.

THIS INSTRUMENT PREPARED BY:

(without the benefit of a title search)

Amy Davis Adams
 BALCH & BINGHAM LLP
 1901 Sixth Avenue North, Ste. 1500
 Birmingham, AL 35203
 (205) 251-8100



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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:	Frances Denney	Grantee's Name:	Frances JoAnn Denney Revocable Trust
Mailing Address:	404 Grayson Way Chelsea, AL 35043	Mailing Address:	3410 Independence Drive Homewood, AL 35209
Property Address	404 Grayson Way Chelsea, AL 35043	Date of Sale:	n/a
		Total Purchase Price:	
		or	
		Actual Value:	
		or	
		Assessor's Market Value:	\$267,900

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 <u>County Tax Assessor</u> |
| ☐ 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 Code of Alabama 1975 § 40-22-1 (h).

Date _____

____ Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one