20220211000062000 02/11/2022 01:32:07 PM DEEDS 1/3

This instrument was prepared by:

Send Tax Notices to:

Anthony D. Snable, Attorney SNABLE LAW FIRM, LLC 2737 Highland Avenue South Birmingham, AL 35205

Landon Pearce Green 245 Leaf Ln. Alabaster, AL 35007

## WARRANTY DEED

STATE OF ALABAMA )

JEFFERSON COUNTY

## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of <u>TWO HUNDRED FIFTY FIVE THOUSAND AND NO/100 DOLLARS</u> (\$255,000,00 the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, <u>CLIFFORD M. CHAPPELL</u>, <u>AN UNMARRIED MAN</u>, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto <u>LANDON PEARCE GREEN</u>, (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in <u>SHELBY</u> County, Alabama to-wit:

LOT 40, SECTOR 4, ACCORDING TO THE SURVEY OF GREENFIELD, SECTORS 4 AND 6, AS RECORDED IN MAP BOOK 17, PAGE 131, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

#### SUBJECT TO:

- 1. Ad valorem taxes for the current tax year, 2022.
- 2. Easements, restrictions, reservations and conditions of record.

\$242,250.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH:

TO HAVE AND TO HOLD to the said grantee(s), his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee(s), his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and

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convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee(s), his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 11<sup>TH</sup> day of FEBRUARY, 2022.

CLIFFORD M. CHAPPELL (SEAL)

(SEAL)

STATE OF ALABAMA )

JEFFERSON COUNTY)

I, the undersigned, a Notary Public n and for said County, in said State, hereby certify that <u>CLIFFORD M. CHAPPELL</u>, <u>AN UNMARRIED MAN</u>, 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, <u>HE/SHE/THEY</u> executed the same voluntarily on the day the same bears date.

Given under my hand and official seal-this 11<sup>TH</sup> day of FEBRUARY, 2022.

Notary Public Anthony D. Snable

{NOTARIAL SEAL}

My commission expires: 10/10/2023

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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   | Clifford M. Chappell  | Grantee's Name Landon Pearce Green   |
|--|---|--|
|  |   |  |
| Mailing Address  | 245 Leaf Ln. Alabaster, AL 35007                                | Mailing Address 245 Leaf Ln.  Alabaster, AL 35007  |
| Property Address   | S 245 Leaf Ln. Alabaster, AL 35007                              | Date of Sale 2/11/2022 Total Purchase Price \$255,000.00   |
|  |   | or Actual Value \$ or  |
|  |   | Assessor's Market Value \$   |
| evidence: (check Bill of S Sales Co  | one) (Recordation of documentary Sale                           | is form can be verified in the following documentary evidence is not required):  Appraisal  Other  |
|  | e document presented for recordat of this form is not required. | ion contains all of the required information referenced  |
|  |   | uctions  |
| 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. |   |  |
| excluding current<br>responsibility of v   | t use validation, of the property                               | etermined, the current estimate of fair market value, as determined by the local official charged with the urposes will be used and the taxpayer will be penalized |
| accurate. I further  |   | the information contained in this document is true and onts claimed on this form may result in the imposition of -22-1 (h).  |
| Date: <u>2/11/2022</u>   | _   | Print Name: Anthony D. Snable, Attorney  |
|  |   |  |
| Unatteste  |   | Sign   |
| Filed and Record Official Public R Judge of Probate Clerk  |   | (Grantor/Grantee/Owner/Agent) (Circle one)   |

Shelby County, AL

\$41.00 CHERRY

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