

This Instrument Prepared By:

\$175,000.00 (Purchase Price)



HARPOLE LAW, LLC

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82 Plantation Point, PMB #206  
Fairhope, Alabama 36532  
Telephone (251)928-5856

STATE OF ALABAMA

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WARRANTY DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED SEVENTY FIVE THOUSAND DOLLARS AND NO/100 (\$175,000.00), good and valuable consideration, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **MATTHEW C. HILL, an unmarried man**, (hereinafter referred to as **GRANTOR**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, grant, bargain, sell, and convey unto **LAUREN M. JOHNSON and SHANA B. WHEELER**, (hereinafter referred to as **GRANTEES**), for and during their joint lives as joint tenants, and upon the death of either, then to the survivor in fee simple, the following real property located in Shelby County, Alabama:

**LOT 25, ACCORDING TO THE SURVEY OF CHASE CREEK TOWNHOMES, PHASE 1, AS RECORDED IN MAP BOOK 18, PAGE 73 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

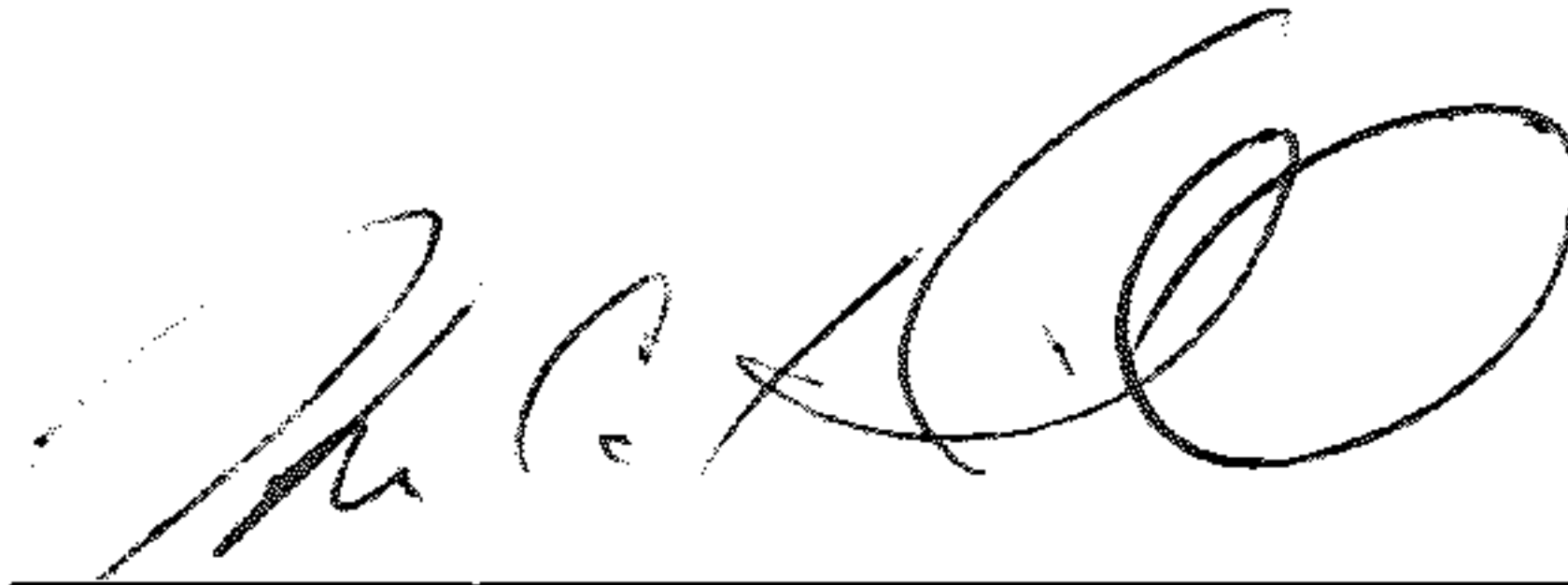
TO HAVE AND TO HOLD the same unto said GRANTEES as set out hereinabove, their heirs and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTOR TO GRANTEES IS MADE SUBJECT TO:

1. Taxes for the year 2022, which became a lien as of October 1, 2021, but are not due and payable until October 1, 2022.
2. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
3. Restrictive Covenants and Grant of Land Easement for underground utilities recorded in Instrument #1995-12819.
4. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property herein conveyed, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. It is the intent of the Grantor to convey any such mineral and/or mining interest which Grantor may own to the Grantee.

And I do for myself and my heirs, executors, and administrators, warrant and covenant with the said GRANTEES, as well as with their heirs and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEES, AND TO THEIR HEIRS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal on this 11<sup>th</sup> day of February, 2022.



MATTHEW C. HILL

STATE OF Alabama  
COUNTY OF Jefferson

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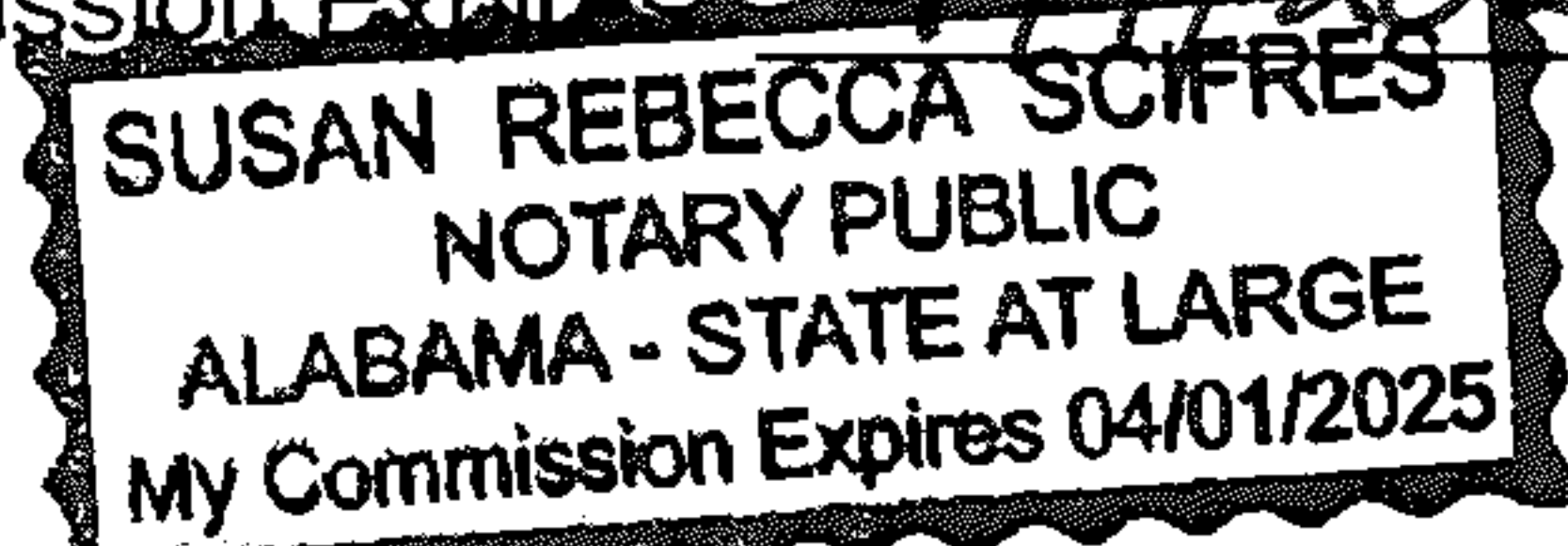
I, the undersigned notary public in and for said county in and for said state, hereby certify that **MATTHEW C. HILL**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 11<sup>th</sup> day of February, 2022.



Notary Public

My Commission Expires 4/1/2025



Property Address:

148 Chase Creek Circle  
Pelham, AL 35124

Grantor's Address:

148 Chase Creek Cir  
Pelham, AL 35124

Grantee's Address:

102 Crestmont Lane  
Pelham, AL 35124

**NOTE: The scrivener of this instrument has not reviewed the probate records and does not give an opinion as to the status of the title to the Property. The scrivener and Harpole Law, LLC represent neither the Grantor(s) or Grantee(s). Independent counsel should be consulted for legal advice, if desired by either party.**

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 1554058

Lot 25, according to the survey of Chase Creek Townhomes, Phase 1, as recorded in Map Book 18,  
Page 73 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Matthew C. Hill

Grantee's Name Lauren M. Johnson  
Shana B. WheelerMailing Address 148 Chase Creek Circle  
Pelham, AL 35124Mailing Address 148 Chase Creek Circle  
Pelham, AL 35124Property Address 148 Chase Creek Circle  
Pelham, AL 35124Date of Sale 14th day of February, 2022  
Total Purchase Price \$175,000.00

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/21/2022 03:51:49 PM  
\$75.00 BRITTANI  
20220221000074260

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 Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not require

**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 2/14/2022  
Unattested \_\_\_\_\_  
(verified by) *Matthew C. Hill*

Print Lauren M. Johnson

Sign *Lauren M. Johnson*

(Grantor/Grantee/owner/agent) circle one