

This instrument prepared by:
Michael Galloway
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Taylor Franco DeCelle and Anna Elizabeth
Denman
7010 Inverness Green Lane
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Thirty Thousand And No/100 Dollars (\$330,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jean Gilchrist, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Taylor Franco DeCelle and Anna Elizabeth Denman (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 29, according to the survey of Inverness Green, as recorded in Map Book 21, Page 6, in the Probate Office of Shelby County, Alabama.

Less that certain right of way granted to Shelby County of record in the Alabama Department of Transportation, Project No STPBH-9802(905) as recorded in Inst # 20160826000309820 and more particularly described as follows:

Commencing at the NW corner of the SW 1/4 of the SW 1/4 of Section 1, Township 19 South, Range 2 West, run thence South 88 degrees 24' 18" East a distance of 969.66 feet, more or less; run thence North 01 degrees 35' 42" East a distance of 541.53 feet, more or less, to a point on the north right of way line of Valleydale Rd. being the Point of Beginning; run thence along the north right of way line of Valleydale Rd. and along an arc 50.25 feet, to the right, having a radius of 2824.82 feet, the chord of which is South 40 degrees 15' 50" West for a distance of 50.25 feet, more or less, to a point on the grantor's property line; run thence along the grantor's property line North 55 degrees 18' 55" West a distance of 2.45 feet, more or less, to a point on the grantor's property line; run thence along the acquired right of way line and along an arc 50.11 feet, more or less, to the left, having a radius of 2445.00 feet, the chord of which is North 38 degrees 20' 36" East at a distance of 50.11 feet, more or less, to a point on the grantor's property line; run thence along the grantor's property line South 55 degrees 19' 08" East a distance of 4.14 feet, more or less, to the Point of Beginning; Containing 0.004 acres, more or less.

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.

Subject to a third party mortgage in the amount of \$310,200.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is 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, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 28th day of February, 20 22.

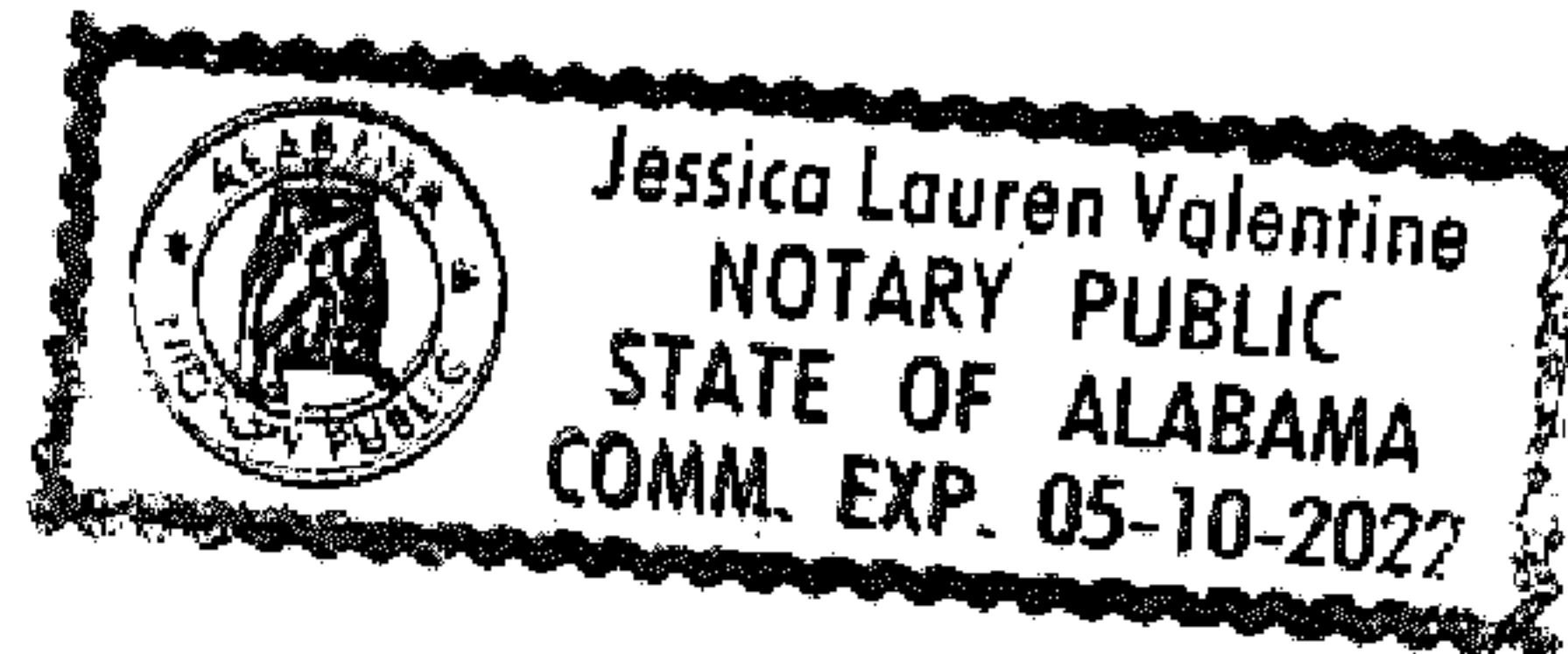
Jean Gilchrist by Sarah Gilchrist her attorney-in-fact
Jean Gilchrist
by Sarah Gilchrist her Attorney-in-fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sarah Gilchrist whose name as Attorney in Fact for Jean Gilchrist 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/she executed the same voluntarily and in his/her capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 28 day of February, 2022.

Jessica Lauren Valentine
Notary Public
My commission expires: 5-10-2022



Real Estate Sales Validation Form

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

Grantor's Name	Jean Gilchrist	Grantee's Name	Taylor Franco DeCelle and Anna Elizabeth Denman
Mailing Address	7010 Inverness Green Lane Birmingham, AL 35242	Mailing Address	323 Oaks Drive Homewood, AL 35209
Property Address	7010 Inverness Green Lane Birmingham, AL 35242	Date of Sale	March 2, 2022
		Total Purchase Price	\$330,000.00
		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 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 - Jean Gilchrist, 7010 Inverness Green Lane, Birmingham, AL 35242.

Grantee's name and mailing address - Taylor Franco DeCelle and Anna Elizabeth Denman, 323 Oaks Drive, Homewood, AL 35209.

Property address - 7010 Inverness Green Lane, Birmingham, AL 35242

Date of Sale - March 2, 2022.

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: March 2, 2022

Sign _____
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2022 10:50:02 AM
\$51.00 JOANN
20220304000090410

Allen S. Bayl