

This instrument was prepared by  
Cassy L. Dailey  
Attorney at Law  
3156 Pelham Parkway, Suite 2  
Pelham, Alabama 35124

20220304000092920  
03/04/2022 03:03:10 PM  
DEEDS 1/16

Send Tax Notice to:

(Name) Bessie Chance  
(Address) 116 Chance Ln  
Pelham AL 35124

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Warranty Deed

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STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Bessie Lee Chance, a/an unmarried woman, Jerry Carlton Chance, a/an married man, Steve Layton Chance, a/an married man, Kay Marie Jones, a/an married woman, Thomas Ray Chance, a/an unmarried man, and Rebecca Sue Chance a/an unmarried woman, being the sole heirs and next-of-kin of James A. Chance, deceased** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Bessie Lee Chance** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

West half of Lot 13 in Block 1, according to map and survey of Pelham Estates, as recorded in Probate Office of Shelby County, Alabama, in Map Book 3, Page 57.

**REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "A", SAME OF WHICH IS FULLY INCORPORATED HEREWITH.**

**REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS HERETO ATTACHED AS EXHIBIT B, SAME OF WHICH IS FULLY INCORPORATED HEREWITH.**

The above-described property does not constitute the homestead of any grantor, nor that of their respective spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD, to the said GRANTEE, 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 the said grantee, 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 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 9<sup>th</sup> day of January, 2022.

Grantor Address: 116 Chance Lane, Pelham, AL 35124  
Grantee Address: 116 Chance Lane, Pelham, AL 35124  
Property Address: 3021 Wilson Street, Pelham, AL 35124  
Actual Value: 50,000.00

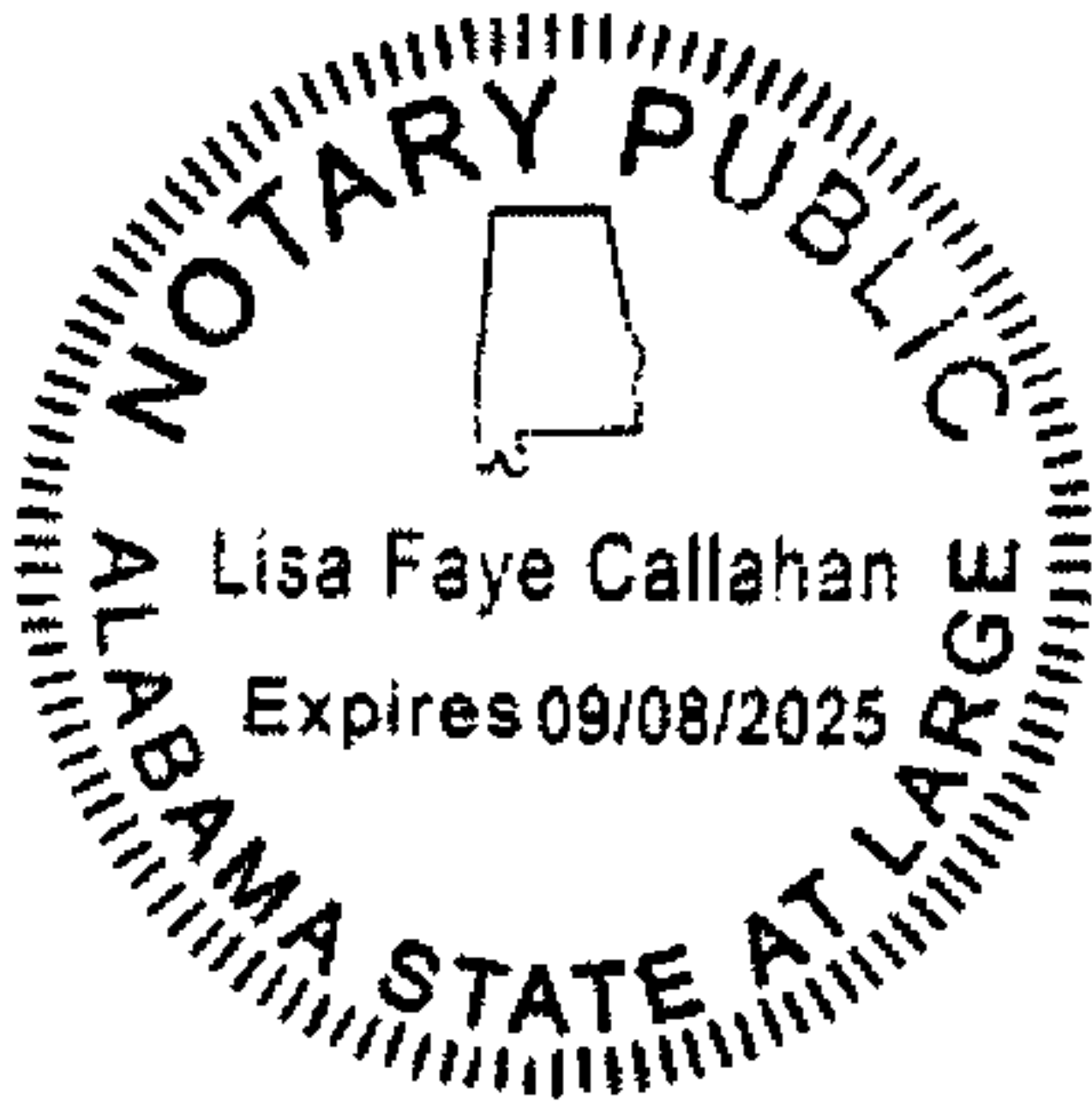
Bessie Lee Chance  
Bessie Lee Chance

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Bessie Lee Chance**, whose names 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, she executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 9 day of January, 2022.

Lisa Callahan  
Notary Public  
My commission expires: 9-8-2025




  
Jerry Carlton Chance

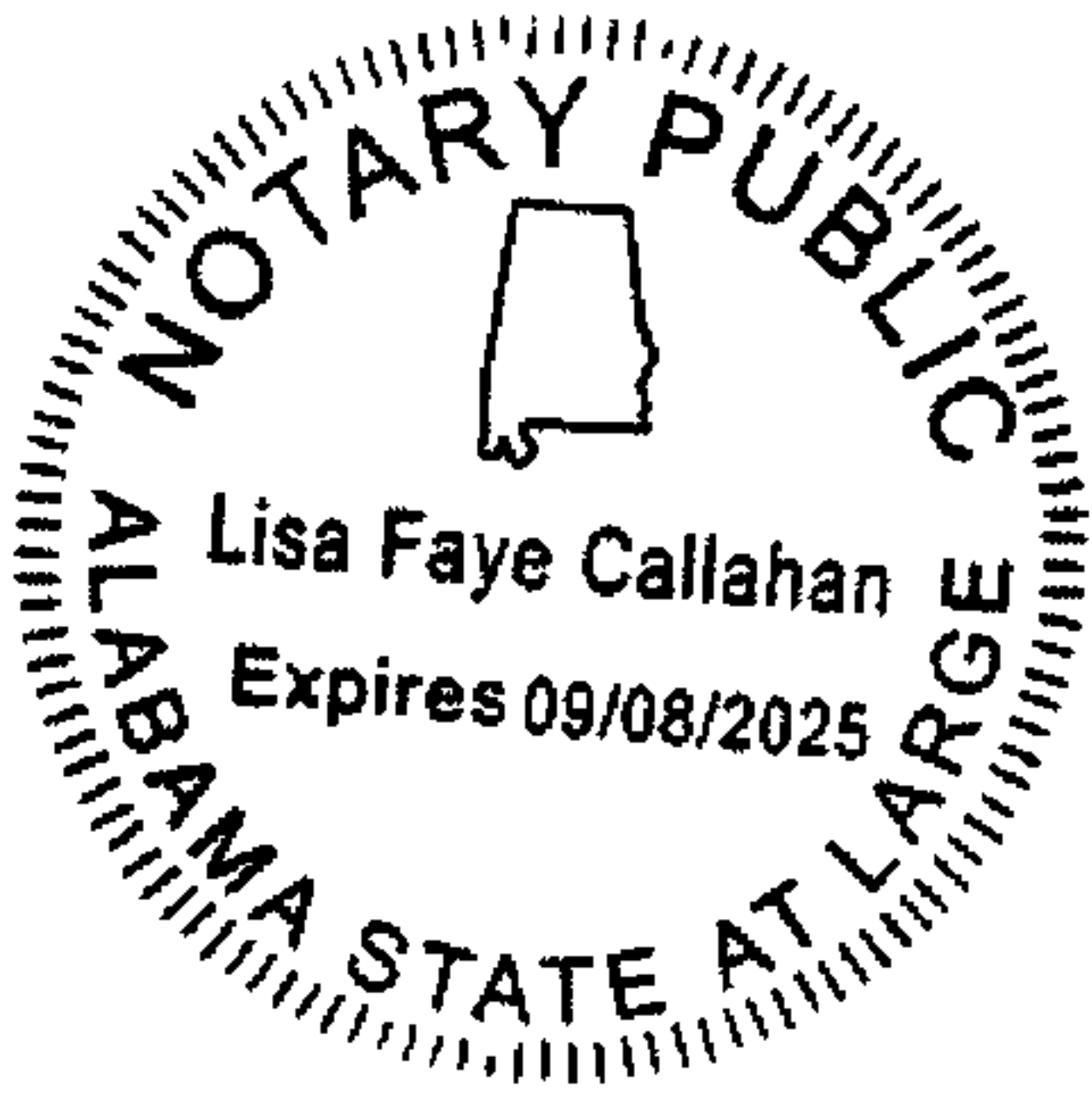
STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jerry Carlton Chance**, 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 executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 9 day of January, 2022.

  
Notary Public

My commission expires: 9-8-2025



Steve Layton Chance  
Steve Layton Chance

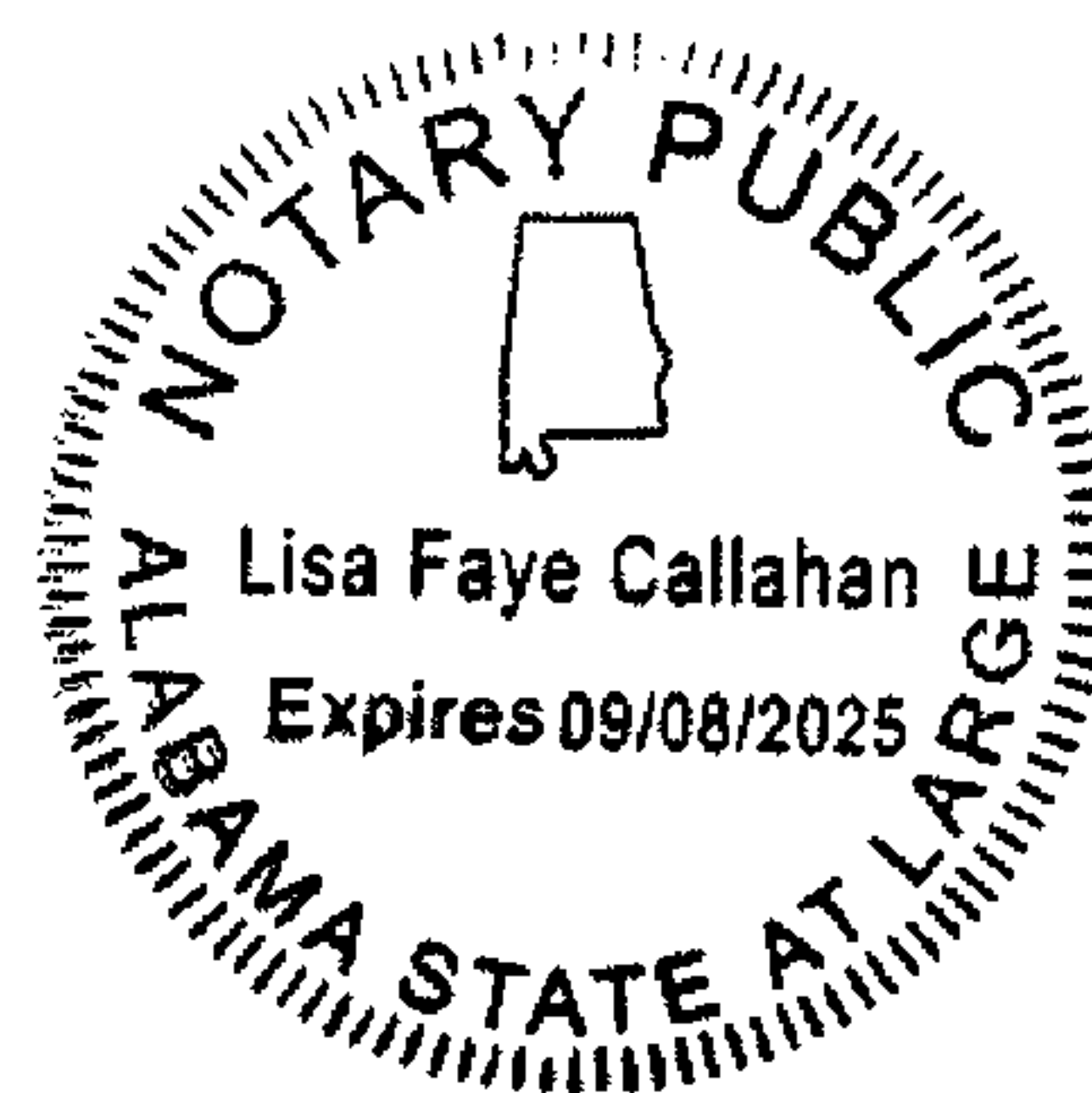
STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Steve Layton Chance**, 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 executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 9 day of January, 2022.

Lisa Callahan  
Notary Public

My commission expires: 9-8-2025



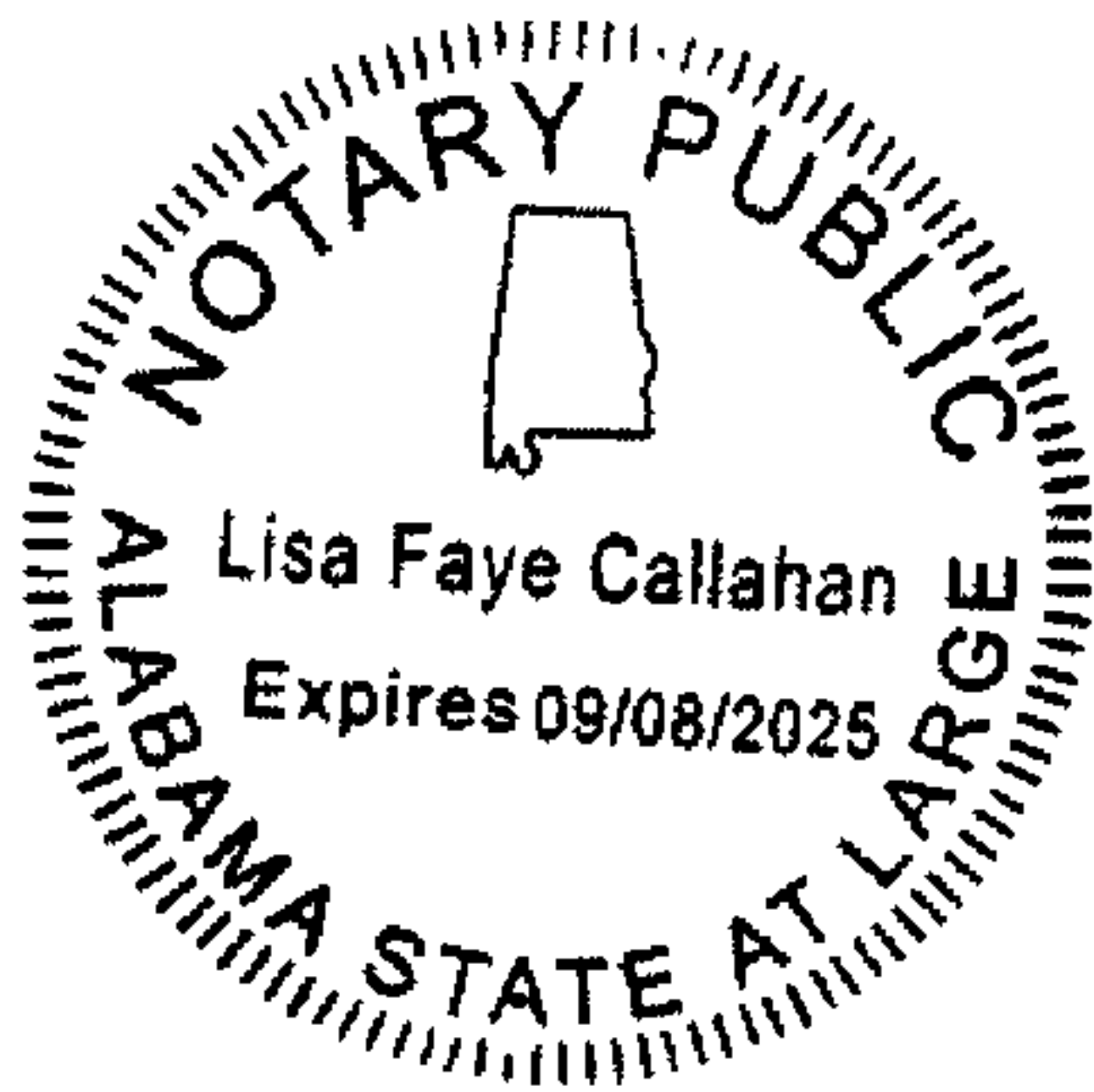
Kay Marie Jones  
Kay Marie Jones

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kay Marie Jones**, 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, she executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 9 day of January, 2022.

Lisa Callahan  
Notary Public  
My commission expires: 9-8-2025



Thomas Ray Chance  
Thomas Ray Chance

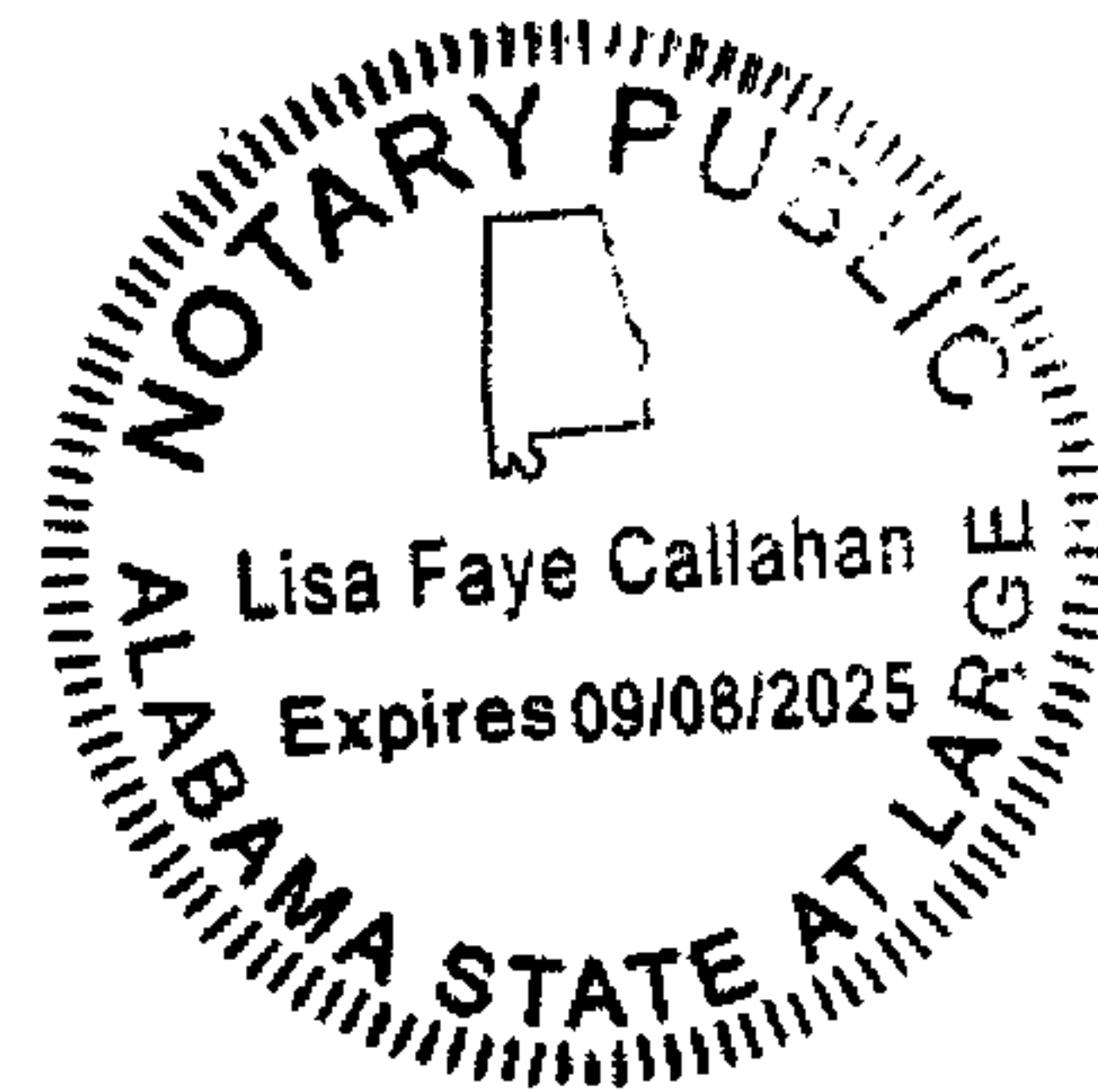
STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Thomas Ray Chance**, 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 executed the same voluntarily on the day the same bears date with full Authority.

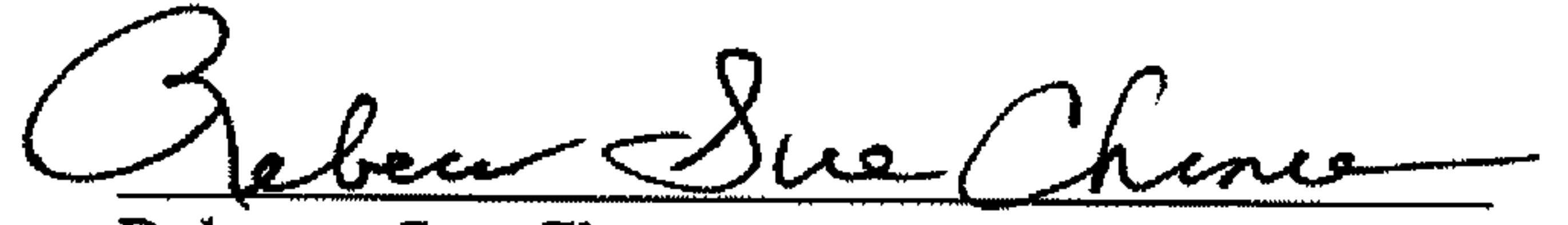
Given under my hand and official seal this 9 day of January, 2022.

Lisa Callahan  
Notary Public

My commission expires: 9-8-2025






  
Rebecca Sue Chance

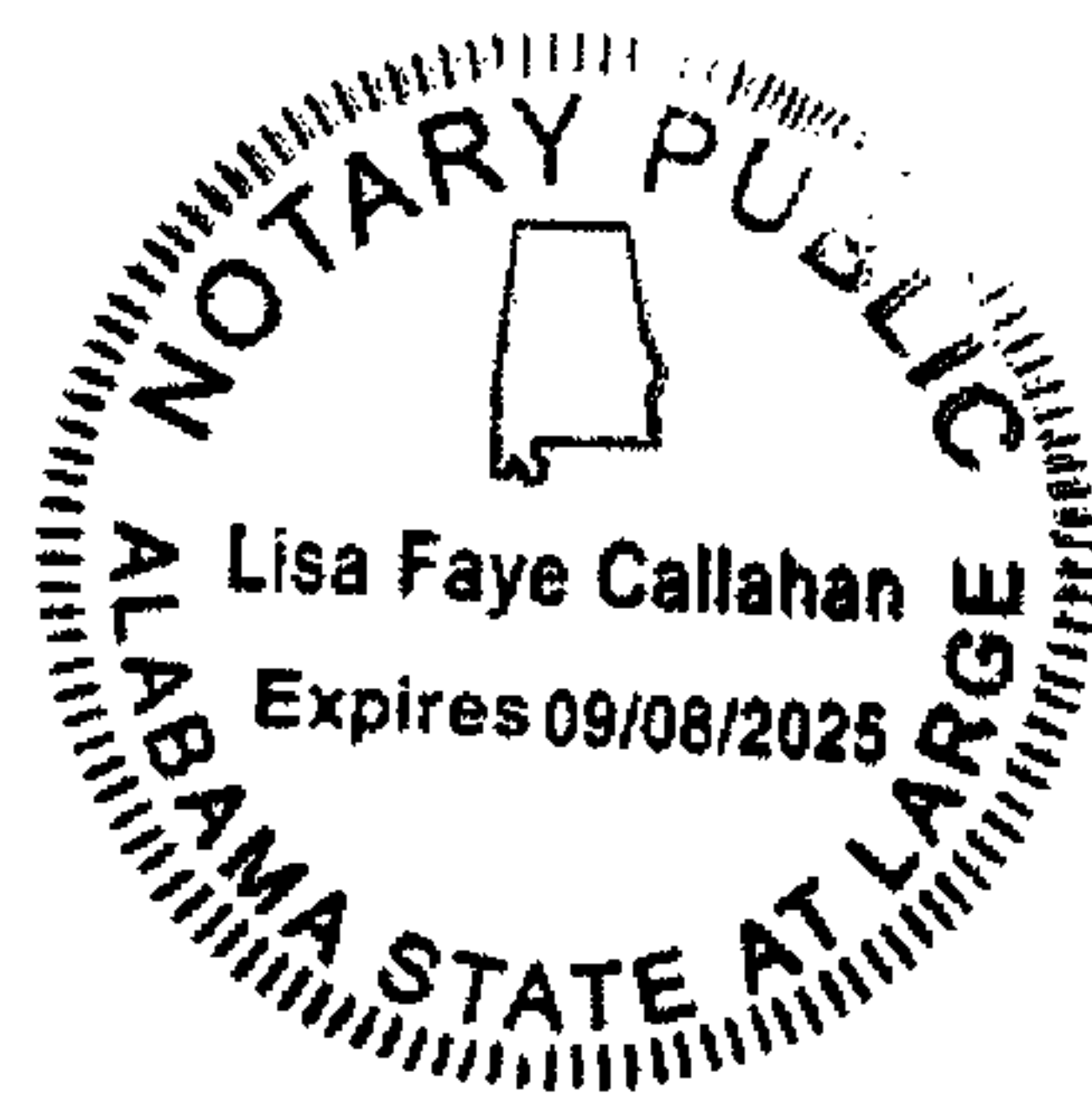
STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Rebecca Sue Chance**, 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, she executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 9<sup>th</sup> day of January, 2022.

  
Notary Public

My commission expires: 9/8/2025



**HEIRSHIP AFFIDAVIT**

COME NOW, Bessie Lee Chance, Jerry Carlton Chance, Steve Layton Chance, Kay Marie Jones, Thomas Ray Jones, and Rebecca Sue Chance, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. That the Affiants have personal knowledge of the facts stated herein, said Affiants are over the age of nineteen (19) years, said Affiants are of sound mind and competent to execute this Affidavit.
2. On March 6, 1956, James A. Chance and Bessie Lee Chance, pursuant to instrument recorded in Deed Book: 178 Page: 411, in the Office of the Judge of Probate of Shelby County, Alabama received a conveyance of certain real estate situated in Shelby County, Alabama.

The above referenced real estate is hereinafter described, as follows:

West half of Lot 13 in Block 1, according to map and survey of Pelham Estates, as recorded in Probate Office of Shelby County, Alabama, in Map Book 3, Page 57.

3. On or about February 25, 2006, James A. Chance died, and his estate was never submitted to probate, and no such probate proceedings are anticipated.
4. Upon the date of the decease of James A. Chance, he left the following heirs and next-of-kin to survive him:

Bessie Lee Chance – Wife

116 Chance Ln  
Pelham AL 35124

Jerry Carlton Chance- Son

130 94 Minnie Ola Dr  
McCall AL 35111

Steve Layton Chance – Son

359 Hodgens Rd  
Chelsea AL 35043

Kay Marie Jones – Daughter

908 Wilderness Cir  
Pelham AL 35124

Thomas Ray Chance – Son

109 Chance Ln  
Pelham AL 35124

Rebecca Sue Chance – Daughter in Law

116 Chance Ln  
Pelham, AL 35124

5. The above designated survivors, are the only heirs and next of kin of James A. Chance, are over the age of nineteen (19) years, and of sound mind. Furthermore, James A. Chance left to survive him no other natural children, adopted children, or survivors thereof.
6. All debts and charges against the estate of James A. Chance have heretofore been paid and satisfied.



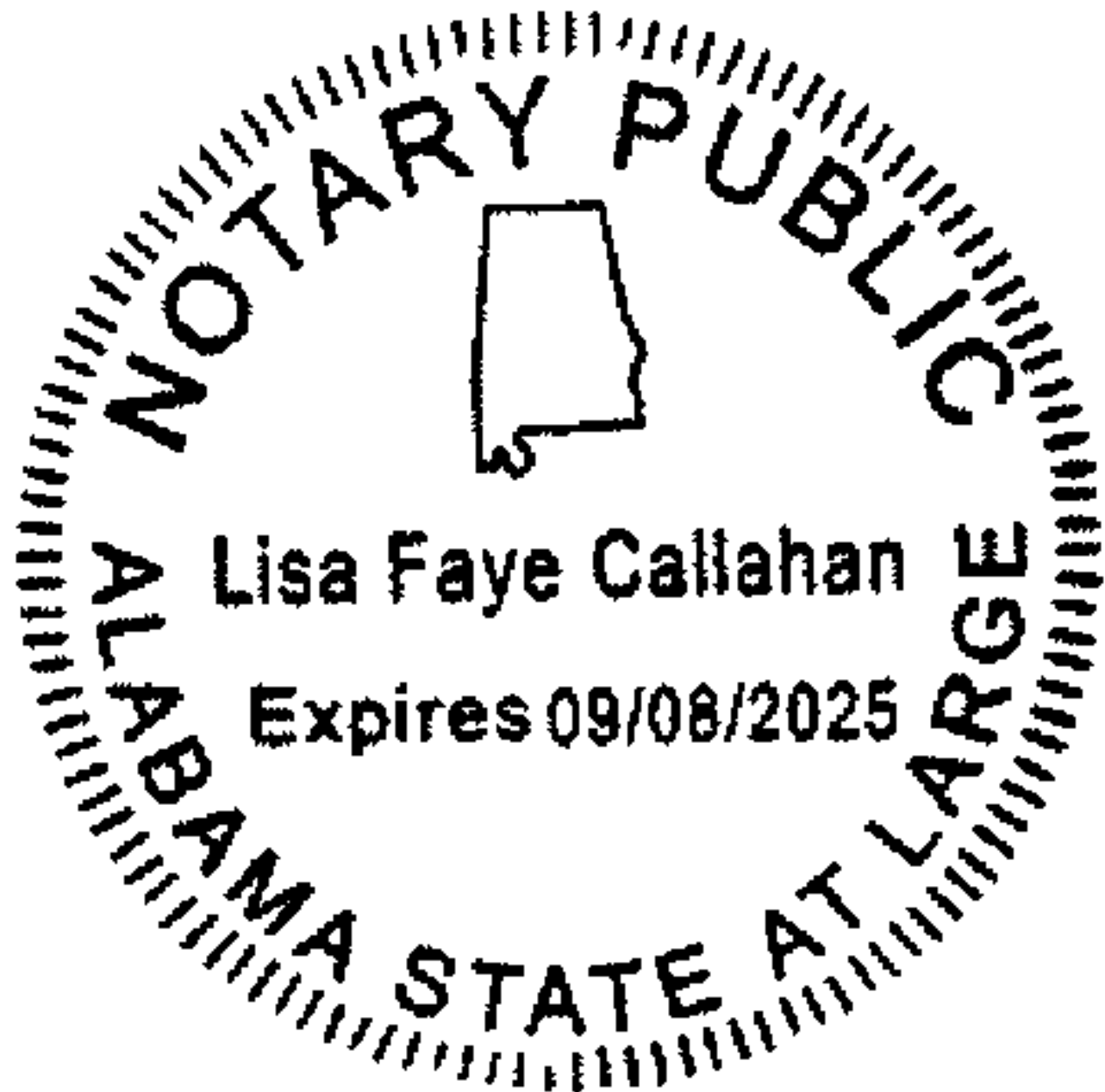
Bessie L Chance  
Bessie Lee Chance


STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Bessie Lee Chance**, whose name is signed to the foregoing **heirship affidavit**, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 9 day of January, 2022.

Lisa Callahan  
Notary Public  
My commission expires: 9-8-2025




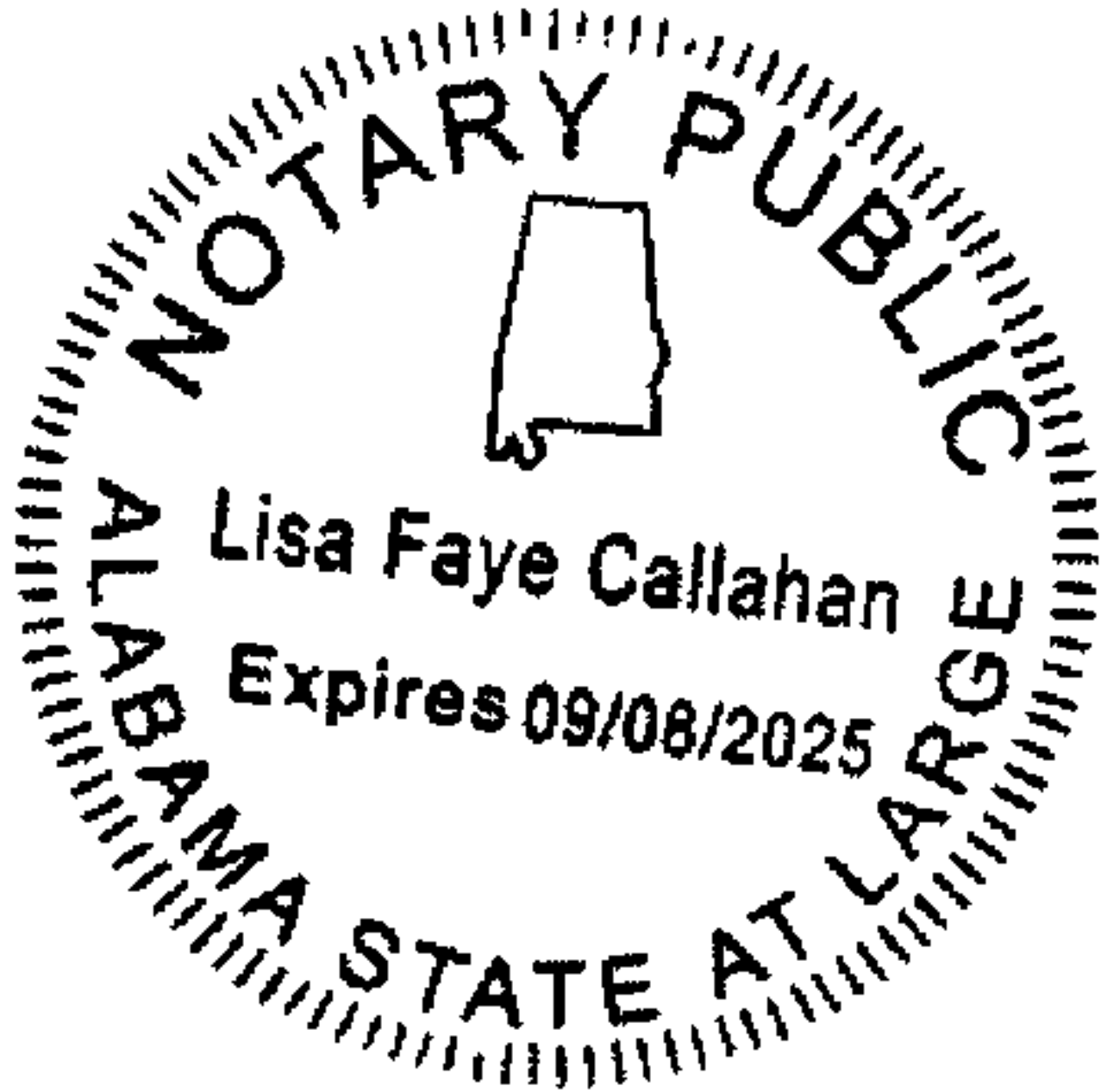
  
Jerry Carlton Chance

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jerry Carlton Chance**, whose name is signed to the foregoing **heirship affidavit**, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 9 day of January, 2022.

  
Notary Public  
My commission expires: 9-8-2025



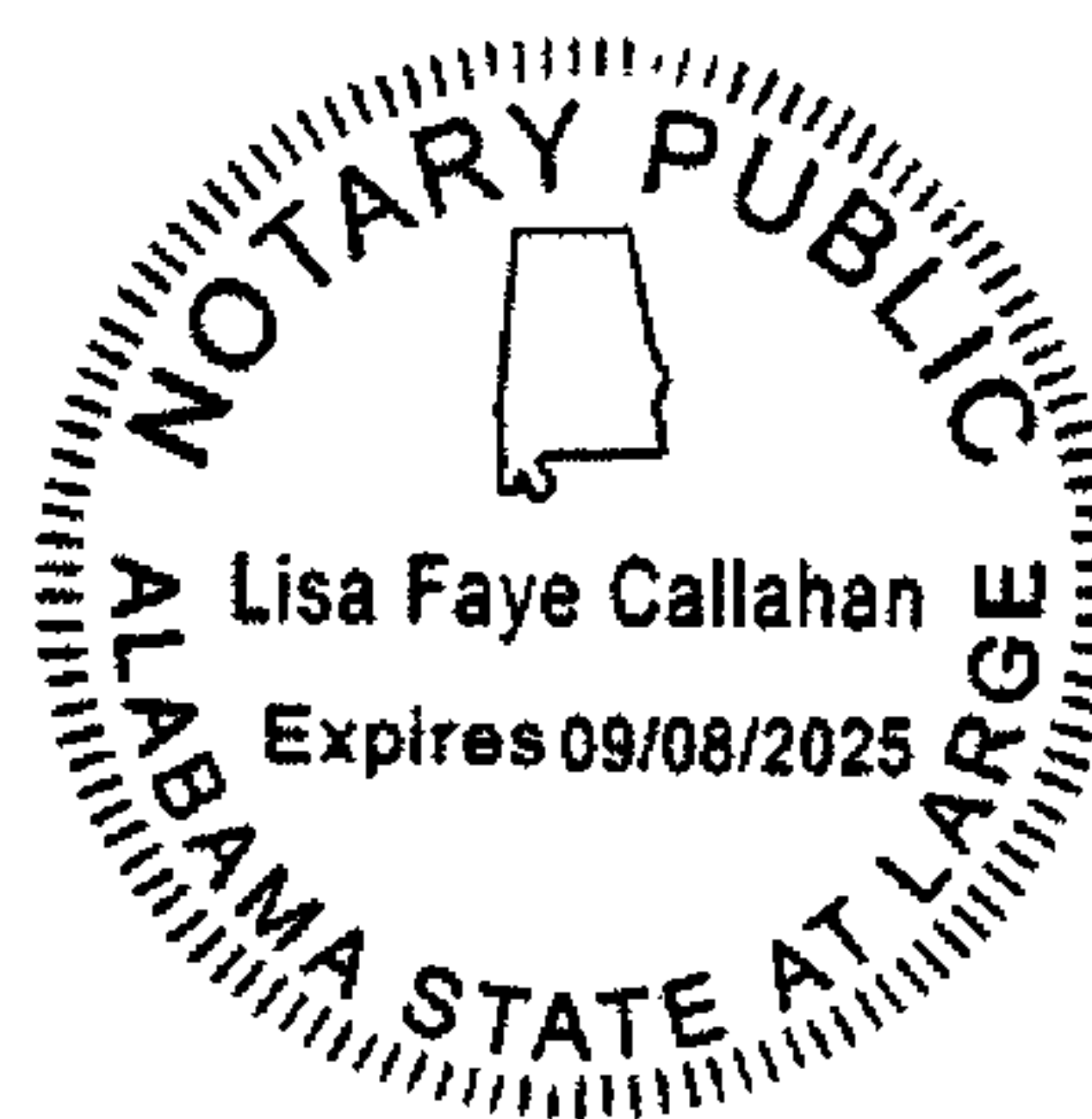
Steve Layton Chance  
Steve Layton Chance

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Steve Layton Chance**, whose name is signed to the foregoing **heirship affidavit**, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 9 day of January, 2022.

Lisa Callahan  
Notary Public  
My commission expires: 9-8-2025



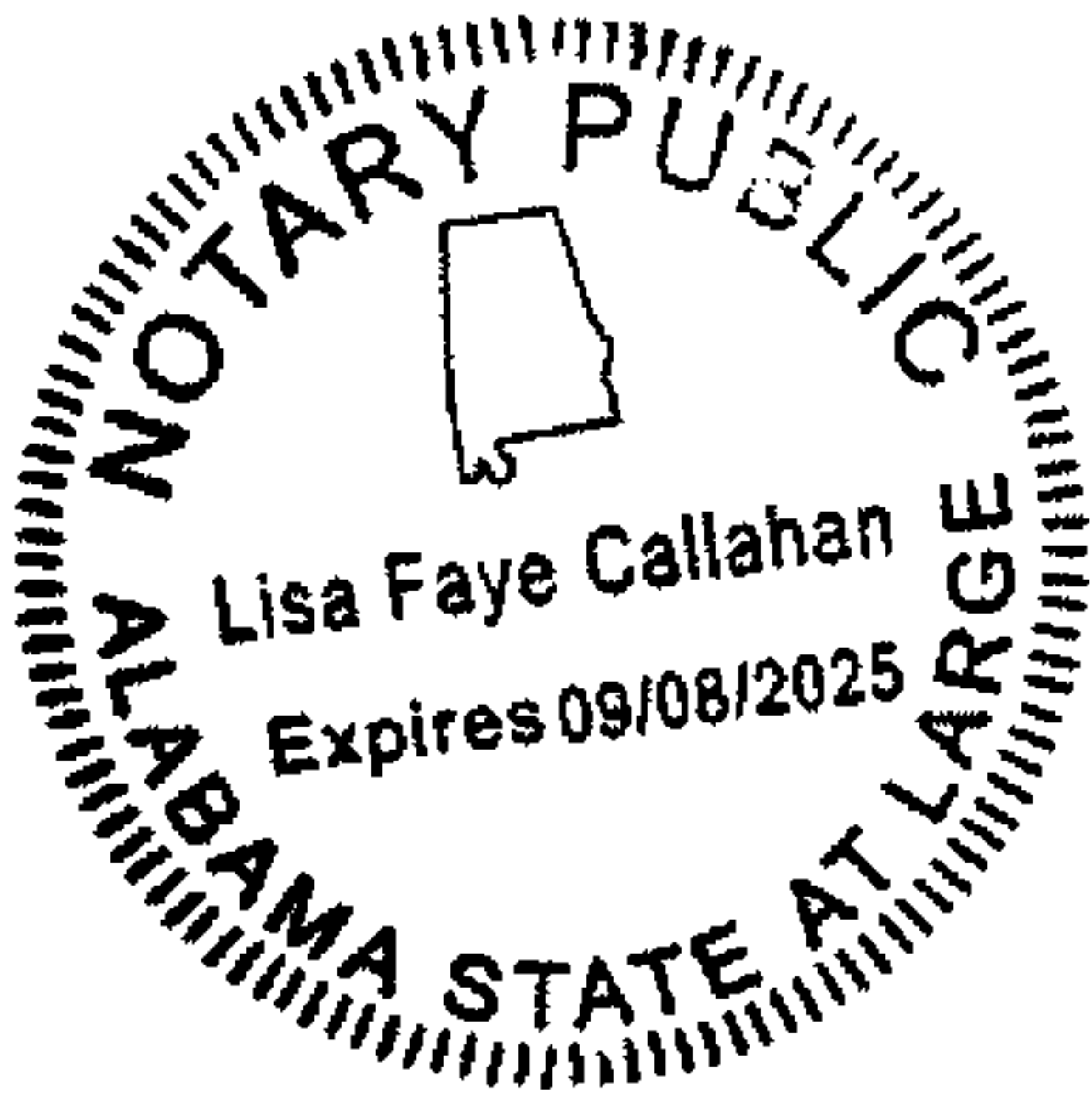
Kay C. Jones  
Kay Marie Jones

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kay Marie Jones**, whose name is signed to the foregoing **heirship affidavit**, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 9 day of January, 2022.

Lisa Callahan  
Notary Public  
My commission expires: 9-8-2025



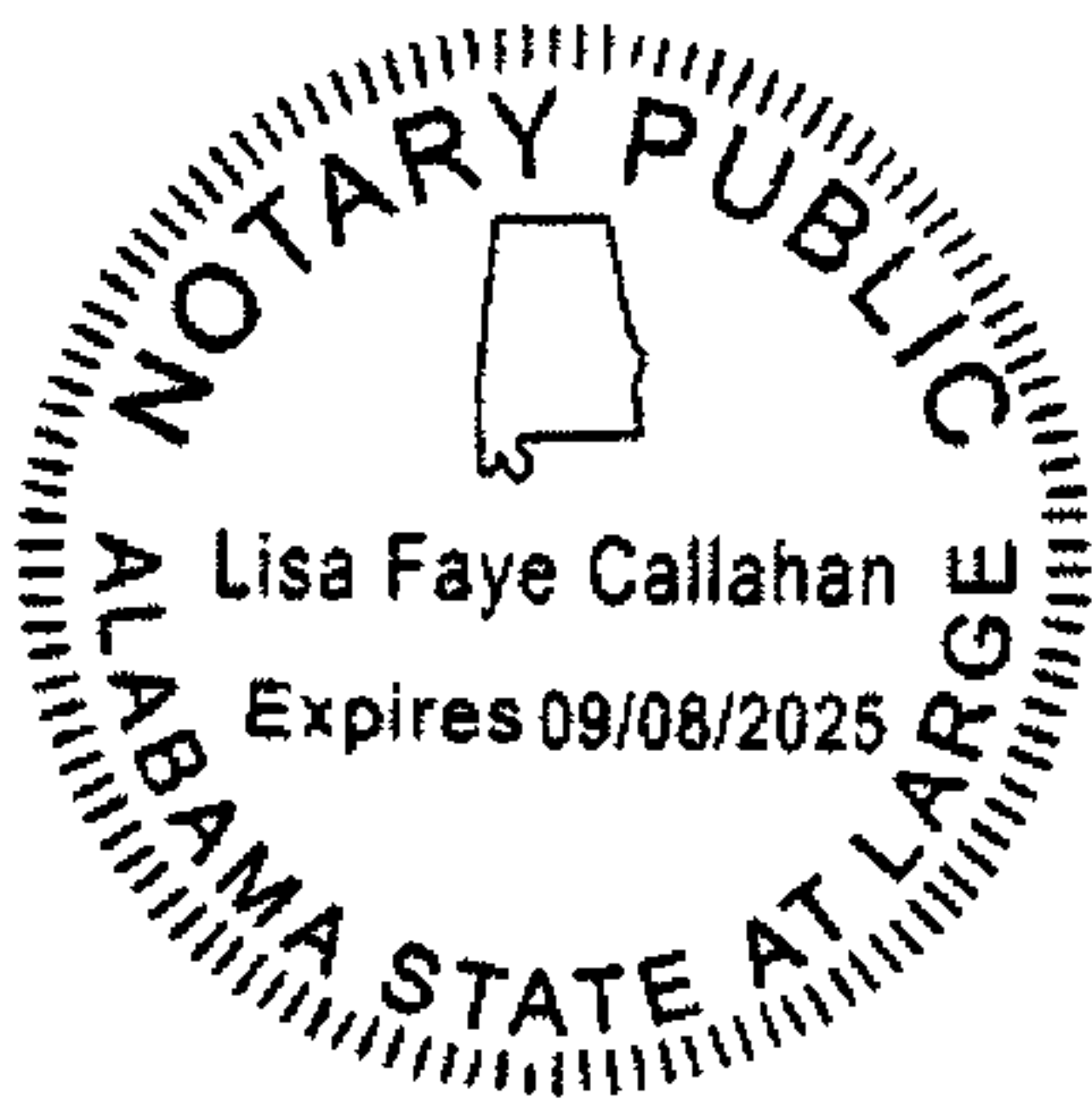
Thomas Ray Chance  
Thomas Ray Chance

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Thomas Ray Chance**, whose name is signed to the foregoing **heirship affidavit**, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 9 day of January, 2022.

Lisa Callahan  
Notary Public  
My commission expires: 9-8-2025



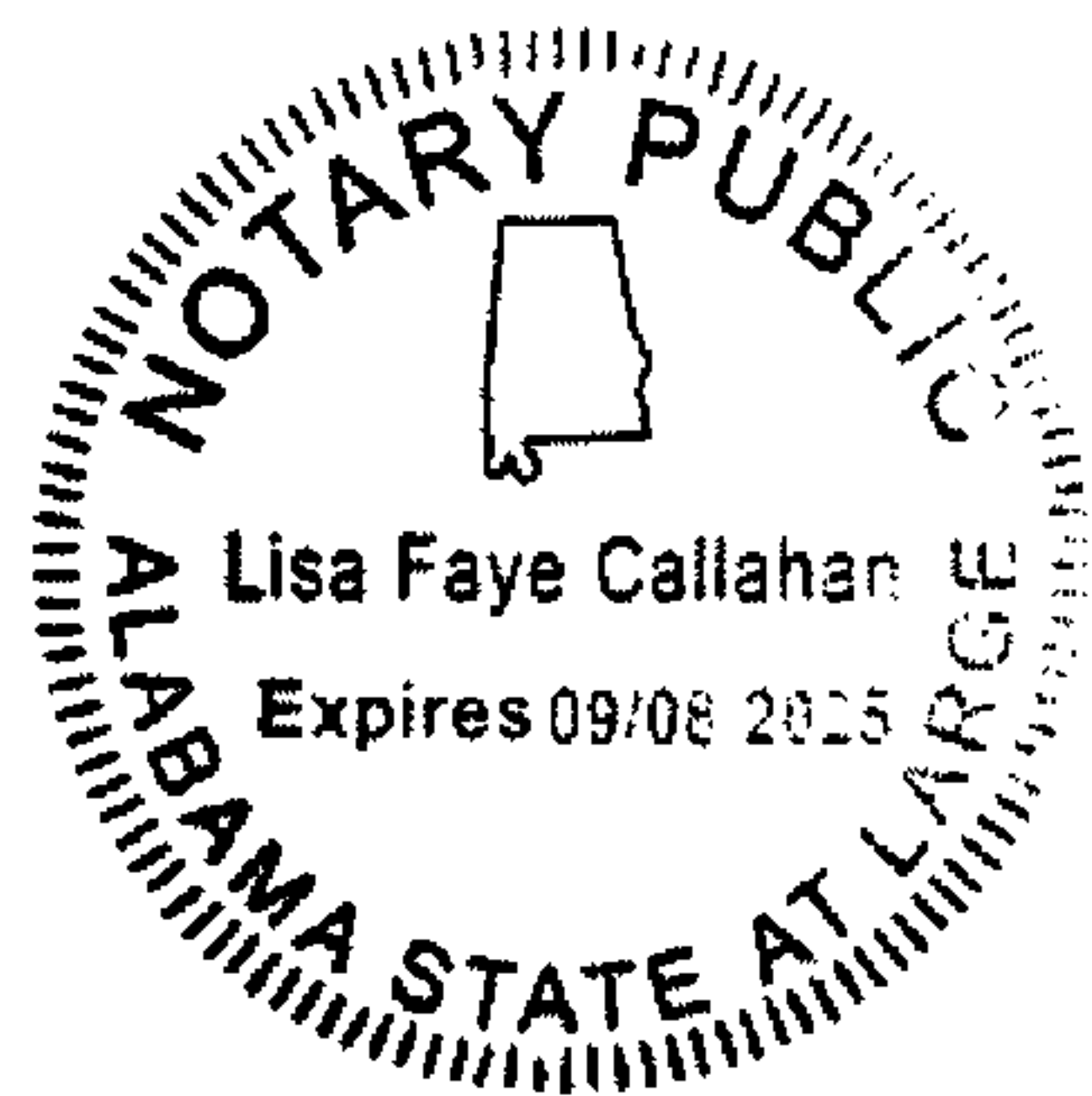
Rebecca Sue Chance  
Rebecca Sue Chance

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Rebecca Sue Chance**, whose name is signed to the foregoing **heirship affidavit**, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date with full Authority.

Given under my hand and official seal this 9<sup>th</sup> day of January, 2022.

Lisa Callahan  
Notary Public  
My commission expires: 9/8/2025





Prepared by:  
Cassy L. Dailey  
Attorney at Law  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

## **AFFIDAVIT AS TO HEIRS**

State of ALABAMA

County of Shelby

On this 9<sup>th</sup> day of January before me personally appeared, the undersigned to me personally known, the undersigned, who being by me duly sworn, on oath say that Affiant is familiar with the family history of James A. Chance, deceased having known the family for many years.

The purpose of this affidavit is to establish the heirs and next of kin of James A. Chance under Section 43-8-41 et seq. of the Code of Alabama.

James A. Chance died on February 25, 2006. Decedent did not have a Last Will and Testament.

He was a vested in title on the following described property:

**West half of Lot 13 in Block 1, according to map and survey of Pelham Estates, as recorded in Probate Office of Shelby County, Alabama, in Map Book 3, Page 57.**

And Affiant further states that said deceased left surviving persons, as heirs or otherwise interested in the estate:

Spouse: Bessie Lee Chance

Children: Jerry Carlton Chance, Steve Layton Chance, Kay Marie Jones, and Thomas Ray Jones

Adopted children: NONE

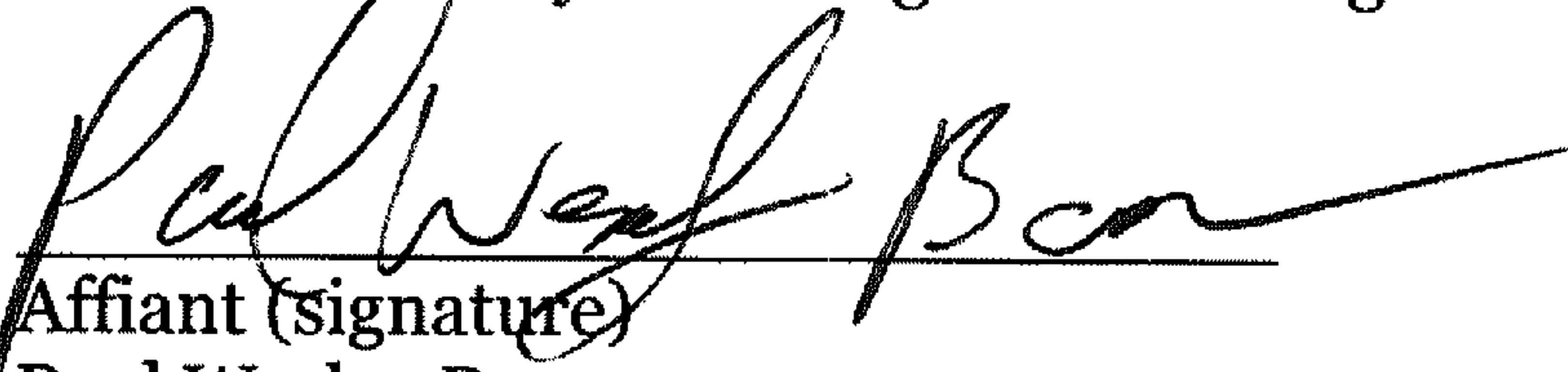
Descendants of deceased children: Rebecca Sue Chance

And Affiant further states that said descendants left no other children or adopted children or descendants of deceased or adopted children.

And that all of the above parties are of sound mind and over the age of nineteen years except the following: NONE

Names of minors: NONE

To the best of my knowledge the debts against said estate have been paid.



Affiant (signature)

Paul Wesley Bean

1408 Hwy 35

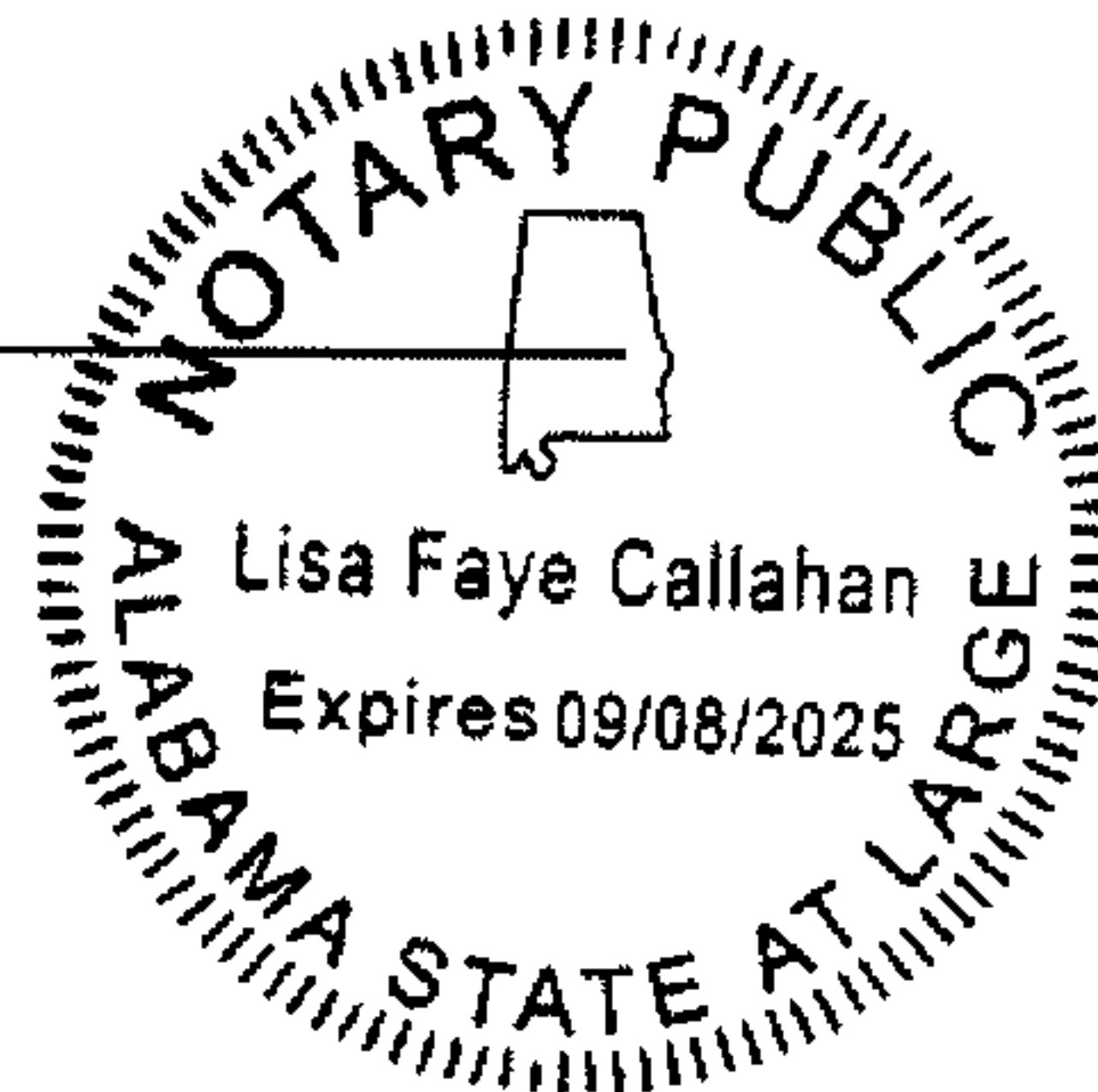
Pelham, AL 35124

Subscribed and sworn to before me on this 9 day of  
January 2022.



Notary Public

My term expires: 9-8-2025



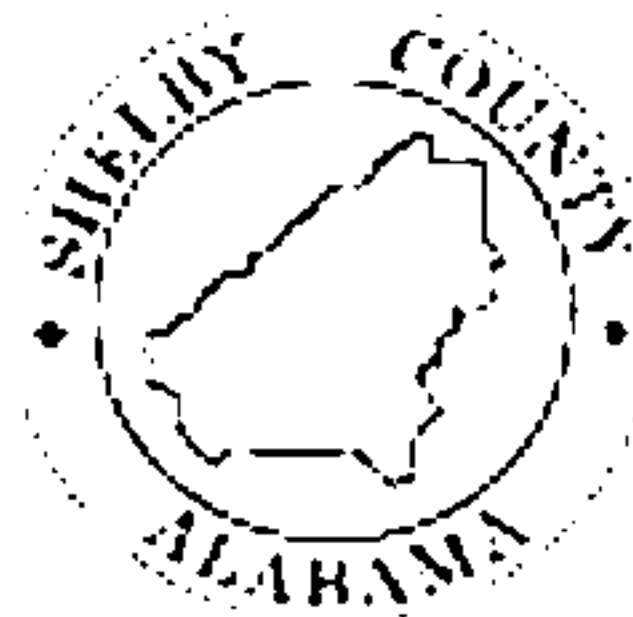


Affiant (signature)

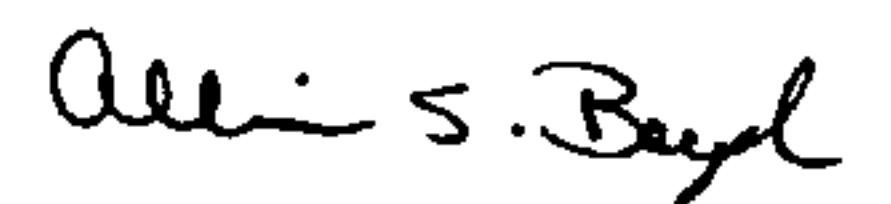
Thomas G. Bratton

99 Chance Lane

Pelham, AL 35124



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/04/2022 03:03:10 PM  
\$73.00 CHARITY  
20220304000092920



Subscribed and sworn to before me on this 9 day of  
January 2022.



Notary Public

My term expires: 9-8-2025

