

20220411000148120
04/11/2022 02:40:25 PM
DEEDS 1/3

SEND TAX NOTICE TO:
Chelsea Manor Str, LLC
936 Oak Trace Dr
Chelsea AL 35043

STATUTORY WARRANTY DEED

Presents:

THAT IN CONSIDERATION OF One Million Two Hundred Fifty Nine Thousand and no/100 Dollars (\$1,259,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Malisa Abrahams and husband Leroy Abrahams (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Chelsea Manor Str, LLC (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot F2B, according to the Survey of The Narrows Lake Estates, recorded in Map Book 35 Page 12, in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

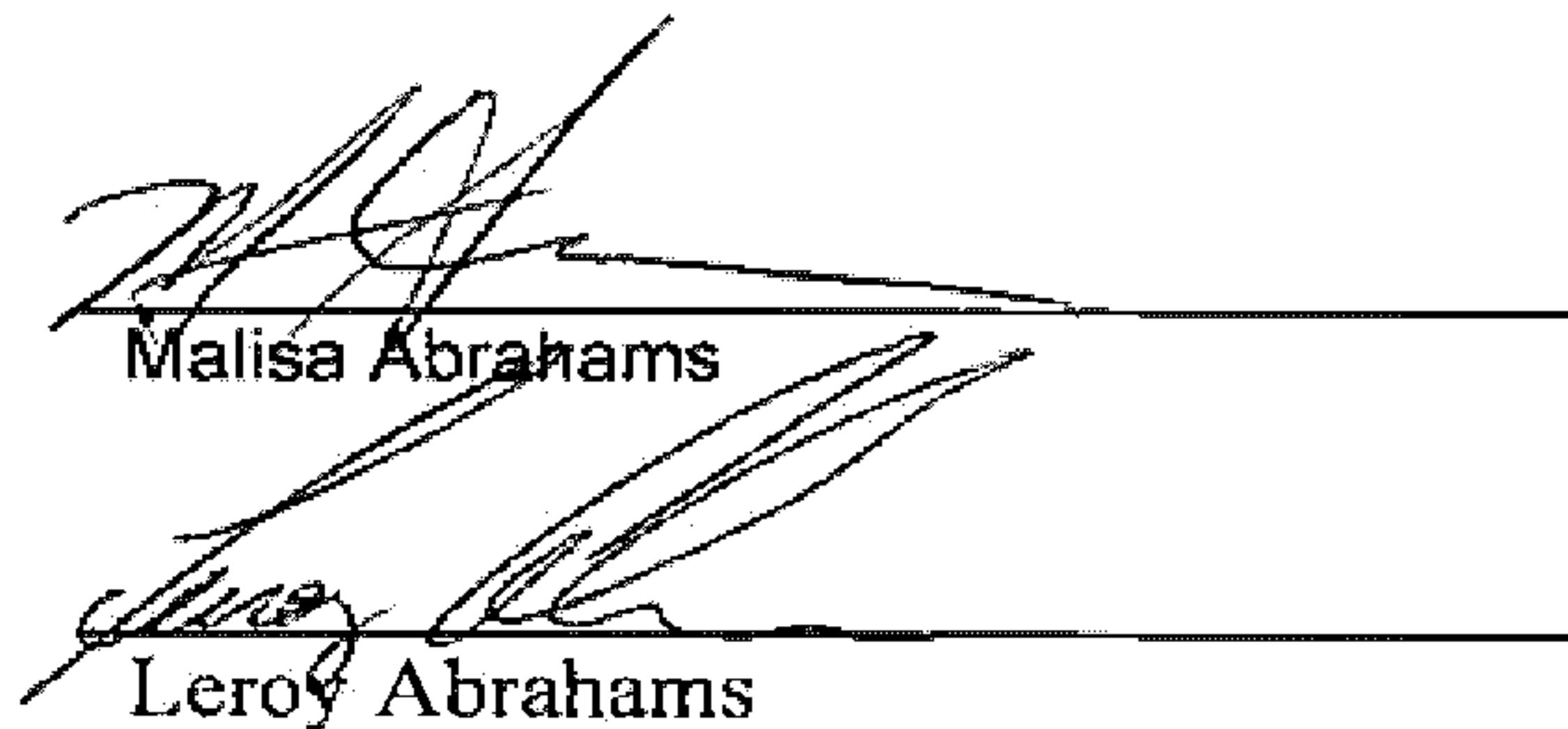
Subject to Mineral and Mining rights of record.

Subject to a Mortgage in Inst #20200730000322440 from Leroy Abrahams and Malisa Abrahams to Regions Bank d/b/a Regions Mortgage dated July 30, 2020 filed July 30, 2020 in the amount of \$980,000.00.

TO HAVE AND TO HOLD to the said grantee, his, heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described here in since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 18th Day of January, 2022



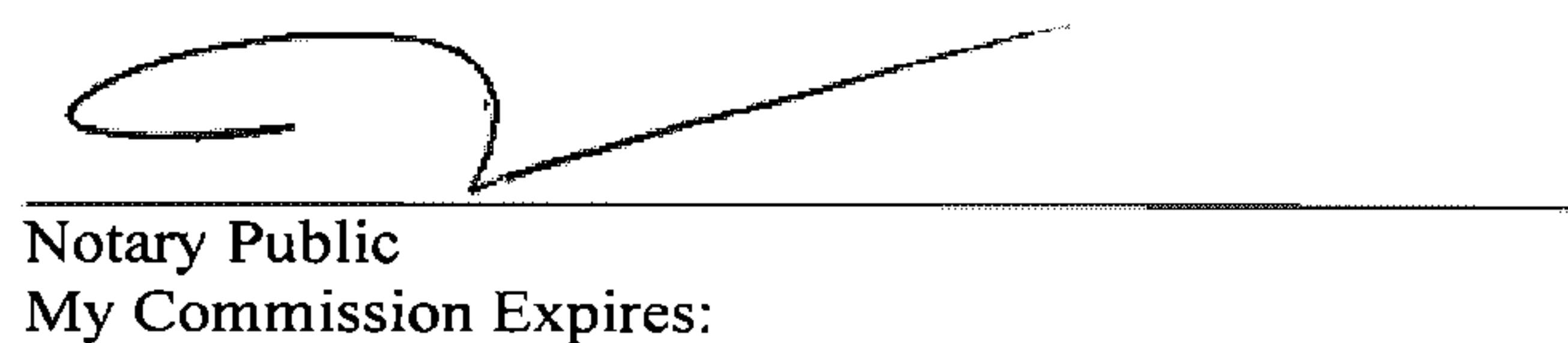
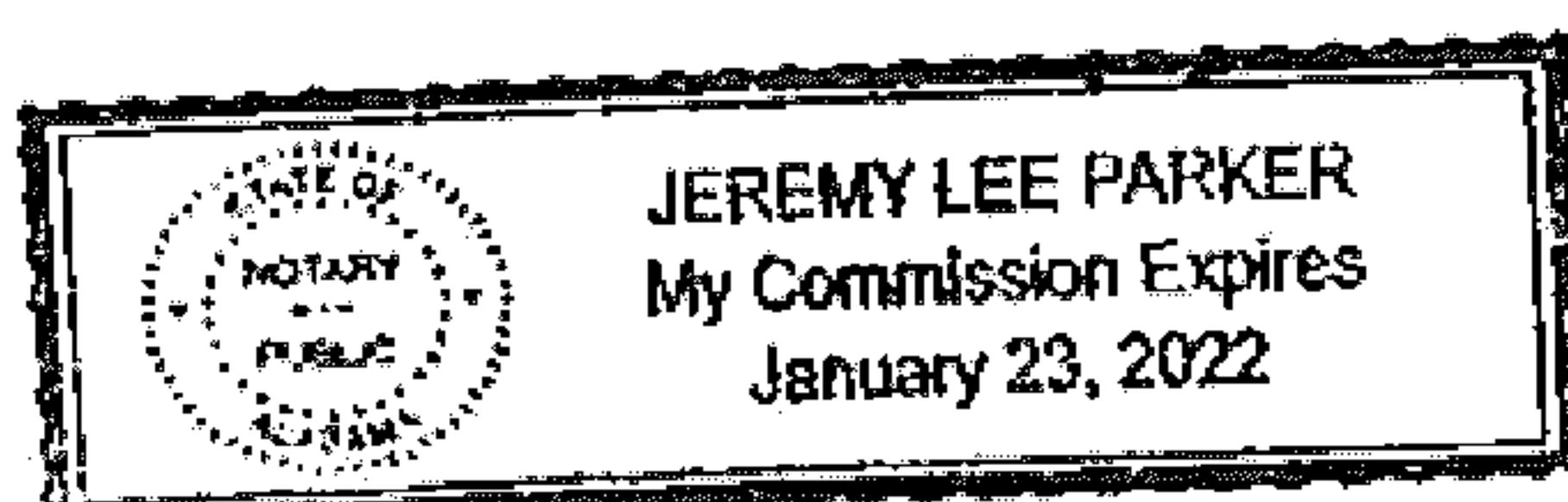
Malisa Abrahams

Leroy Abrahams

State of Alabama
County of Jefferson

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Malisa Abrahams and Leroy Abrahams 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18th day of January, 2022



Notary Public
My Commission Expires:

Prepared by: Jeremy Parker
Parker Law Firm LLC
1560 Montgomery Hwy Ste 205
Hoover AL 35216

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

Grantor's Name	Malisa Abrahams and Leroy Abrahams	Grantee's Name	Chelsea Manor Str, LLC	
Mailing Address	<hr/>			
	444 Oak Tree Dr	<hr/>		
	Chelsea AL 35043	<hr/>		
Property Address	444 Oak Tree Dr	Date of Sale	January 18, 2022	
	<hr/>		<hr/>	
	Chelsea AL 35043	Total Purchase Price	\$1,259,000.00	
	<hr/>	Or	<hr/>	
		Actual Value	<hr/>	
		Or	<hr/>	
		Assessor's Market Value	<hr/>	
			<hr/>	

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 to
 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 in Code of Alabama 1975 § 40-22-1 (h).

Date: January 18, 2022

Print Malisa Abrahams
 Sign 

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/11/2022 02:40:25 PM
 \$1287.00 CHERRY
 20220411000148120

Allen S. Bayl

