

This Instrument was Prepared by:

Send Tax Notice To: Chatham Investment Properties, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

P. 01304 120
Harpersville, AL 35078

File No.: S-22-28316

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Forty Six Thousand Dollars and No Cents (\$146,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the **James Edward Lewis, a single man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Chatham Investment Properties, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, ; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$120,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 Grantees, 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 noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 24th day of May, 2022.

James Edward Lewis
James Edward Lewis

State of Alabama

County of Shelby

I, Michael T. Atchison a Notary Public in and for the said County in said State, hereby certify that James Edward Lewis, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of May, 2022.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

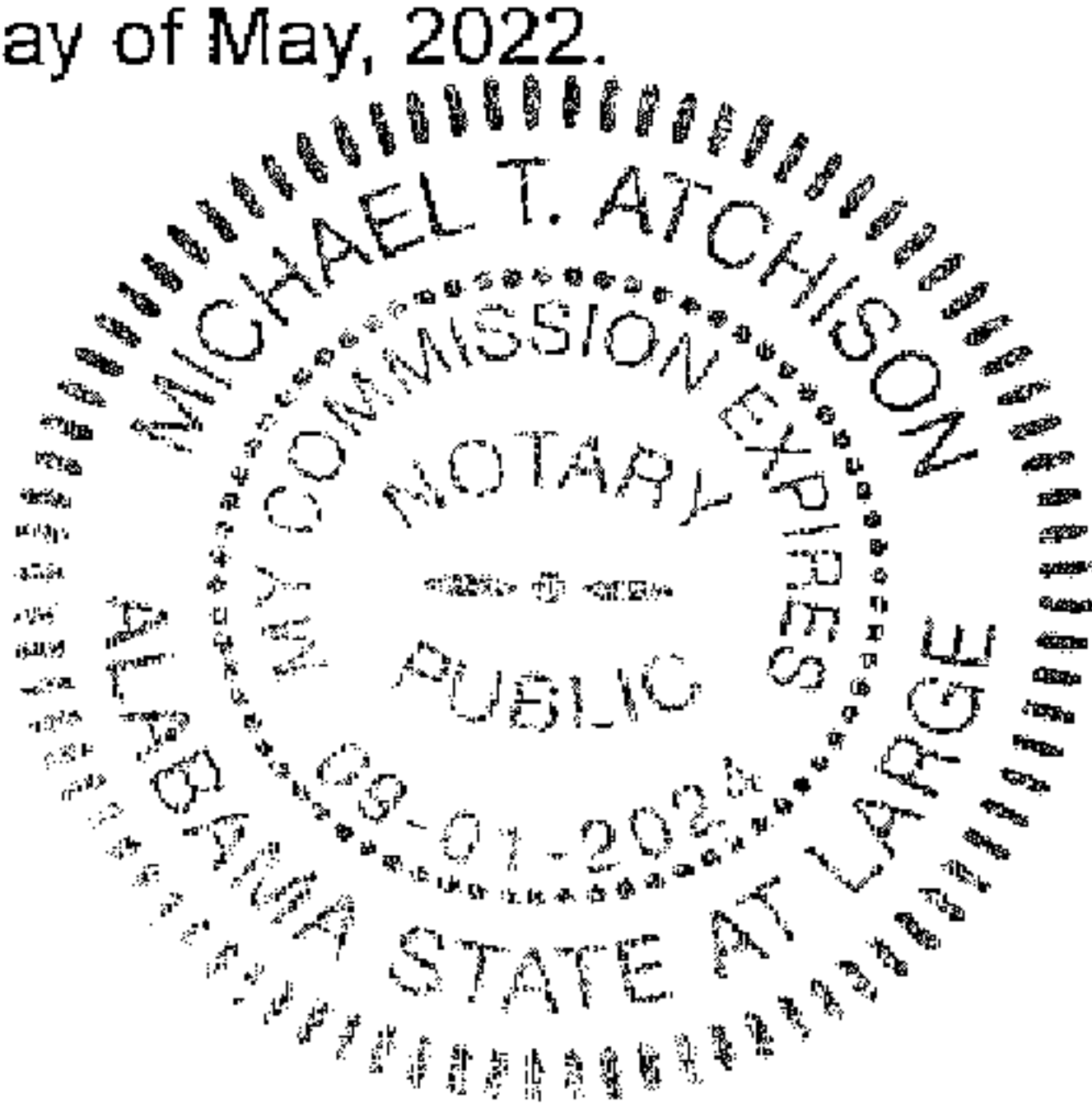


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a found Concrete Monument, said point being the Southeast corner of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed N01°21'25"W for a distance of 370.26' to a found 1" open top pipe on the Northerly rights-of-way margin of Shelby County Highway No.62 thence run S65°38'51" W along said right-of-way for a distance of 353.76' to a found 1" open top pipe; thence continue along said right-of-way S65°22'48" W for a distance of 416.49' to a set 5/8" capped rebar stamped Clinkscals, said point being the Point of Beginning of herein described parcel of land; thence leaving said right-of-way run N21°25'03" W for a distance of 240.00' to a set 5/8" capped rebar stamped Clinkscals; thence run N65°22'48"E for a distance of 129.52' to a set 5/8" capped rebar stamped Clinkscals; thence run S21°25'03"E for a distance of 44.81' to a found 1" iron rod; thence run N 64°02'52"E for a distance of 210.54' to a set 5/8" capped rebar stamped Clinkscals; thence run N21° 55'09" W for a distance of 549.09' to a found 1/2" open top pipe; thence run S66°25'03"W for a distance of 409.57' to a found 1/2" open top pipe; thence run S21°25'03"E for a distance of 756.85' to a found 1" iron rod on the Northerly right-of-way margin of aforementioned Shelby County Highway No. 62; thence run N 66°22'48" along said right-of-way for a distance of 75.00' to the Point of Beginning.

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

Grantor's Name	<u>James Edward Lewis</u>	Grantee's Name	<u>Chatham Investment Properties, LLC</u>
Mailing Address	<u>P.O. Box 172</u> <u>Harpersville, AL 35078</u>	Mailing Address	<u>P.O. Box 120</u> <u>Harpersville, AL 35078</u>
Property Address	<u>23 Highway 62</u> <u>Harpersville, AL 35078</u>	Date of Sale	<u>May 24, 2022</u>
		Total Purchase Price	<u>\$1,470,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 of 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 May 24, 2022

Print James Edward Lewis

 Unattested

Sign James Edward Lewis
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/25/2022 12:28:33 PM
\$54.00 CHERRY
20220525000211820

Allen S. Byrd

Form RT-1