

This instrument prepared by:  
Jennifer K. Wales, Esq.  
Beddow, Erben, Bowen & Wales, P.A.  
2025 Third Avenue, North  
Birmingham, Alabama 35203

**SEND TAX NOTICE TO:**

**Michelle Humphrey Chatham**  
7021 N. Highfield Drive  
Birmingham, AL 35242

The preparer of this statutory warranty deed has neither been requested to nor has he conducted a title search or an inspection of the property which is the subject hereof nor has the preparer taken any steps to review or confirm the work of the surveyor from which this legal description is taken. No representations or warranties as to the status of title or condition of the property has been made.

**GENERAL WARRANTY DEED**

STATE OF ALABAMA       )  
JEFFERSON COUNTY       )



20220714000278200 1/2 \$60.00  
Shelby Cnty Judge of Probate, AL  
07/14/2022 10:15:38 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:**

That in Consideration of TEN and 00/100 (\$10.00) DOLLARS, and pursuant to the Shelby County Circuit Court Final Judgment of Divorce in case no.: DR2020-900396.00, Thomas A. Chatham, II (GRANTOR), a single man, does hereby grant, sell, transfer and deliver unto Michelle Chatham (GRANTEE), all right, title and interest the Grantor may possess in the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed South 89 degrees 07 minutes West along the North boundary of said section for a distance of 3285.5 feet to the POINT OF BEGINNING. From this beginning point, continue South 89 degrees 07 minutes West along the North boundary of said section for a distance of 657.1 feet to the Northwest corner of the NE 1/4 of the NW 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed South along the West boundary of said 1/4-1/4 section for a distance of 1359.86 feet to the Southwest corner of said 1/4-1/4 section; thence turn an angle of 89 degrees 49 minutes to the left and proceed East along the South boundary of said 1/4-1/4 section for a distance of 657.1 feet; thence turn an angle of 90 degrees 11 minutes to the left and proceed North parallel to the West boundary of said 1/4-1/4 section for a distance of 1359.86 feet to the POINT OF BEGINNING.

The above described land is located in the NE 1/4 of the NW 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama.

**LESS AND EXCEPT:**

That part of land, conveyed to Billy D. & Kimberly G. Earnest in warranty deed, jointly for life with remainder to survivor, dated July 29, 1988, and recorded in Book 197, Page 323, in the Probate Office of Shelby County, Alabama.

That parcel of land conveyed to Brenda Davis, in warranty deed, dated May 17, 1993 and recorded in Inst.# 1993-14005, in the Probate Office of Shelby County, Alabama.

That parcel of land, conveyed to Ray S. Stickels and wife, Aline R. Stickels, in warranty deed, joint tenants with right survivorship, dated May 15, 1998, and recorded in Inst. #1998-18087, in the Probate Office of Shelby County, Alabama.

SUBJECT however, to all covenants, restrictions, easements conditions, liens and other rights of whatever nature appearing of record; and further subject to any state of facts an accurate survey would show.

I do for myself and for my heirs, executors and administrators covenant with the said Grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrance, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid, that I will and my heirs, executors, and administrators shall warrant and defend same to the said Grantee, their heirs and assigns, forever.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, this 24 day of June, 2022.

Thomas A. Chatham, II

STATE OF ALABAMA   )  
JEFFERSON COUNTY   )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas A. Chatham, II, whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, being informed of the contents of the conveyance, he executed same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of June, 2022.

Shelby County, AL 07/14/2022  
State of Alabama  
Deed Tax: \$35.00

Notary Public  
My Commission Expires: 1/14/2026



# Real Estate Sales Validation Form

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

Grantor's Name	THOMAS A. CHATHAM, II
Mailing Address	382 HOMESPUN HILL
	HARPERSVILLE, AL 35078

Grantee's Name MICHELLE CHATHAM

Mailing Address 7021 N. HIGHFIELD DRIVE

BIRMINGHAM, AL 35242

Property Address	PARCEL #
	07 8 28 3 001 013.000
	1 COTTON GIN RD, 350/8

Date of Sale 6/28/2022  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 69,700.00  $1/2 = (\$ 34,850)$

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other 2021 SHELBY COUNTY, AL ASSESSMENT

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 07/08/2022

Print JENNIFER K. WALES

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1