

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       )



20220714000278210 1/2 \$62.00  
Shelby Cnty Judge of Probate, AL  
07/14/2022 10:15:39 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 Albert 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:

Commencing at the Southeast corner of the Southeast quarter of the Southwest quarter of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; for the POINT OF BEGINNING; thence North 83 degrees 10 minutes 16 seconds West, a distance of 250.08 feet; thence turn an angle to the right of 96 degrees 37 minutes 52 seconds and run a distance of 100.07 feet; thence turn an angle to the right of 39 degrees 38 minutes 37 seconds and run a distance of 94.86 feet; thence turn an angle to the right of 53 degrees 31 minutes 36 seconds and run a distance of 100.38 feet; thence turn an angle to the right of 23 degrees 42 minutes 02 seconds and run a distance of 110.08 feet; thence turn an angle to the right of 69 degrees 53 minutes 09 seconds and run a distance of 89.55 feet to the POINT OF BEGINNING

According to the survey of Larry W. Carver Al. Reg. No. 15454, dated April 11, 1996.

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.

Michelle Chatham and Michelle H. Kidd are one and the same person.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 28 day of June, 2022.

Thomas Albert 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 Albert 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 28 day of June, 2022.

Notary Public

My Commission Expires: 1/18/2026

Shelby County, AL 07/14/2022  
State of Alabama  
Deed Tax: \$37.00



## 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 #  
17 2 03 0 000 007.000  
Vacant Land

Date of Sale 6/28/2022

Total Purchase Price \$



20220714000278210 2/2 \$62.00  
Shelby Cnty Judge of Probate, AL  
07/14/2022 10:15:39 AM FILED/CERT

or  
Actual Value \$

or

Assessor's Market Value \$ 73,600.00 (\$ 36,800.00)

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 2021 SHELBY COUNTY, AL ASSESSMENT  
☐ 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 07/08/2022

Print JENNIFER K. WALES

☐ Unattested

(verified by)

Sign

Jennifer K. Wales  
(Grantor/Grantee/Owner/Agent) circle one