

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)

20220714000278220 1/2 \$67.00
Shelby Cnty Judge of Probate, AL
07/14/2022 10:15:40 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:

The following tract of land in Harpersville, Alabama, more particularly described as follows: Commence at the point where West line of SW 1/4 of SE 1/4, Section 28, Township 19, Range 2 East, intersects South margin of right of way of what is known as the Florida short route, a public highway running through said Harpersville, Alabama, and from said point of beginning run South 21 degrees 30 minutes East 150 feet; thence North 88 degrees 30 minutes West 136 feet; thence North 12 degrees 30 minutes East 150 feet to the Southern margin of right of way of said Florida short Route; thence South 77 degrees 30 minutes East 50 feet along the southern line of said right of way to the point of beginning. The land herein conveyed lies partly in SW 1/4 of SE 1/4 and partly in the SE 1/4 of SW 1/4 of Section 28, Township 19, Range 2 East, 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 26 day of JUNE, 2022.

Thomas A. Chatham II

Thomas A. Chatham, II

Shelby County, AL 07/14/2022
State of Alabama
Deed Tax: \$42.00

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 is 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 26 day of JUNE, 2022.

Willie J. A. My Comm. Exp. 11/14/2026

Real Estate Sales Validation Form

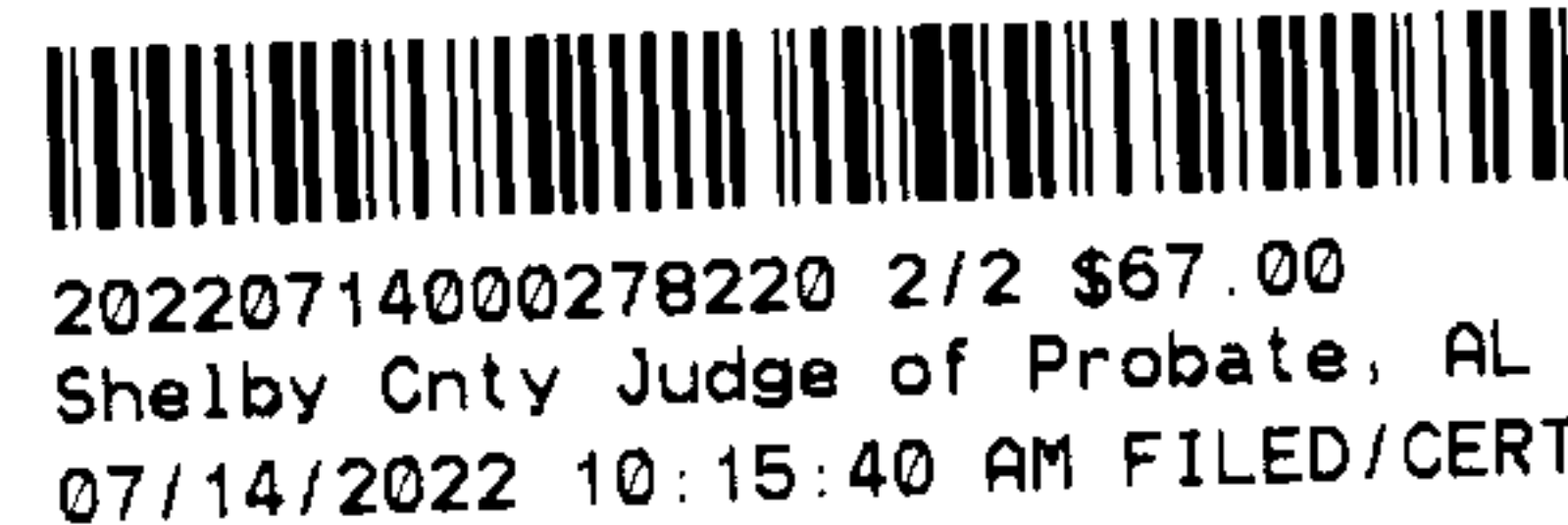
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

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 3 001 011.000
5385 HWY 280
HARPERSVILLE, AL 35078

Date of Sale 6/28/2022
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 83,040.00 (\$41,520.00)



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

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1