

Prepared By

Name: William E Swatek
Address: _2 RIVERCHASE OFFICE PLAZA
SUITE 124 City: HOOVER
State: ALABAMA Zip Code: _35244

SEND TAX NOTICE TO

Name: Thomas A Chatham, II
Address: PO BOX 120 HARPERSVILLE AL 35078

Space Above This Line for Recorder's Use

ALABAMA GENERAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and 00/100 (\$10.00) in hand paid to MICHELLE CHATHAM, a SINGLE WOMAN residing at SHELBY County (hereinafter known as the "Grantor(s)") hereby grants, bargains, and sells to THOMAS A. CHATHAM , A SINGLE MAN (hereinafter known as the "Grantee(s)") the following *described real estate (*and in Exhibit A if attached), situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A"

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors

are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Michelle Chatham
Grantor's Signature

Michelle Chatham
Grantor's Name

7021 North Highfield Dr.
Address

Birmingham, AL 35242
City, State & Zip

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, do hereby certify that the foregoing testimony and answers were taken down and written by me in the words of the witness in my presence at the place herein mentioned; that proof has been made before me of the identity of the said witness; that I am not of counsel or kin to either party to said cause, not interested in the event thereof; and I enclose the said testimony as full execution of this witness' statement.

Given under my hand and official seal this the 29th day of June, 2022.

Jennifer K. Wallis
NOTARY PUBLIC

My Commission Expires 9/26/2023

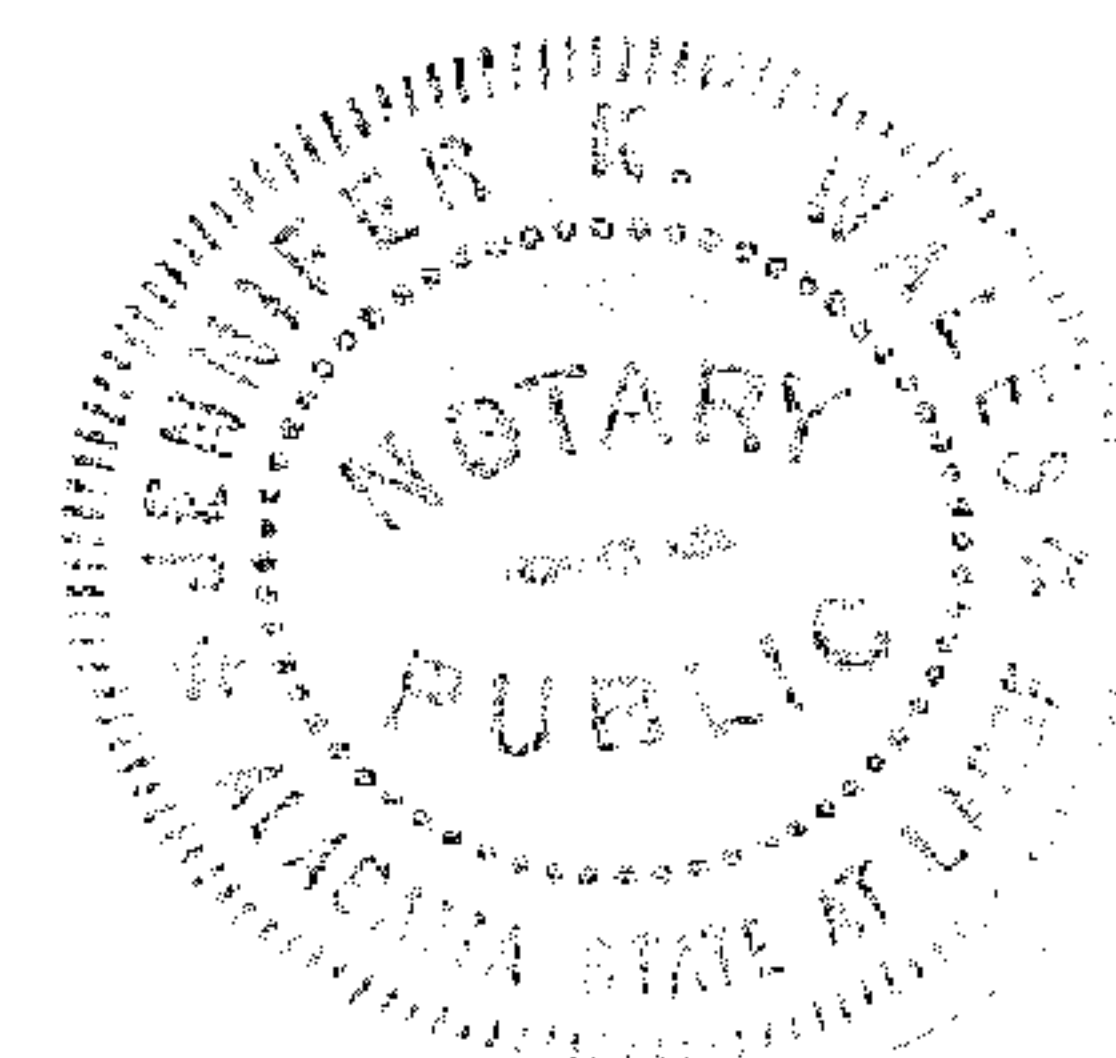


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northwest corner of the Northwest one-fourth of the Northeast one-fourth of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 89 degrees 33 minutes 05 seconds East along the North boundary of said quarter-quarter section for a distance of 892.73 feet; thence proceed South 03 degrees 56 minutes 09 seconds West for a distance of 462.25 feet; thence proceed North 89 degrees 58 minutes 37 seconds East for a distance of 353.55 feet; thence proceed North 00 degrees 14 minutes 15 seconds East for a distance of 189.42 feet (set 1/2" rebar) to the point of beginning. From this beginning point continue North 00 degrees 14 minutes 15 seconds East for a distance of 97.86 feet to a 1" crimp top pipe in place; thence proceed North 89 degrees 30 minutes 48 seconds East for a distance of 215.68 feet to a 1 1/2" pipe in place; thence proceed North 00 degrees 28 minutes 50 seconds West for a distance of 128.77 feet (set 1/2" rebar) to a point on the southwesterly right of way of U.S. Highway 280; thence proceed southeasterly along the southwesterly right of way of said highway for a chord bearing and distance of South 53 degrees 38 minutes 23 seconds East, 378.97 feet to a concrete monument in place; thence proceed South 89 degrees 35 minutes 02 seconds West for a distance of 520.20 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northeast one-fourth and the Northeast one-fourth of the Northeast one-fourth of Section 33, Township 19 South Range 2 East, Shelby County, Alabama.

According to the survey of Christopher M. Ray, dated March 2, 2017.



Filed and Recorded 20220715000279770 07/15/2022 11:11:40 AM DEEDS 4/4
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/15/2022 11:11:40 AM
\$41.00 BRITTANI
20220715000279770

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Michelle Chatham
Mailing Address 7021 N Highfield
Greystone

Grantee's Name Thomas A. Chatham
Mailing Address PO Box 120
Harpersville

Property Address Vacant

Date of Sale 6-29-22
Total Purchase Price \$ 10,000.00

or
Actual Value \$

or
Assessor's Market Value \$

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 Per divorce settlement

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 _____

Print Thomas Albert Chatham

Unattested _____

Sign Thomas Albert Chatham

(verified by)

(Grantor/Grantee/Owner/Agent) circle one