

THIS INSTRUMENT PREPARED BY:  
MARK S. BOARDMAN, ESQ.  
BOARDMAN, CARR, PETELOS, WATKINS & OGLE, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

Send Tax Notice to Grantee.  
GRANTEE'S ADDRESS:  
509 Chelsea Station Circle  
Chelsea, Alabama 35043

The preparer of this deed makes no certification as to title  
and has not examined the title to the property.

**GENERAL WARRANTY DEED**  
**(Joint Tenancy with Right of Survivorship)**

STATE OF ALABAMA        )  
SHELBY COUNTY            )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED SEVENTY FIVE THOUSAND and no/100 (\$375,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Jimmy B. Pappas and Angela M. Pappas**, a married couple (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Gabriel M. Thorn and Mary-Katherine Thorn**, a married couple (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 52, according to the Survey of Chelsea Station, as recorded in Map Book 38, Page 109, in the Probate Office of Shelby County, Alabama.

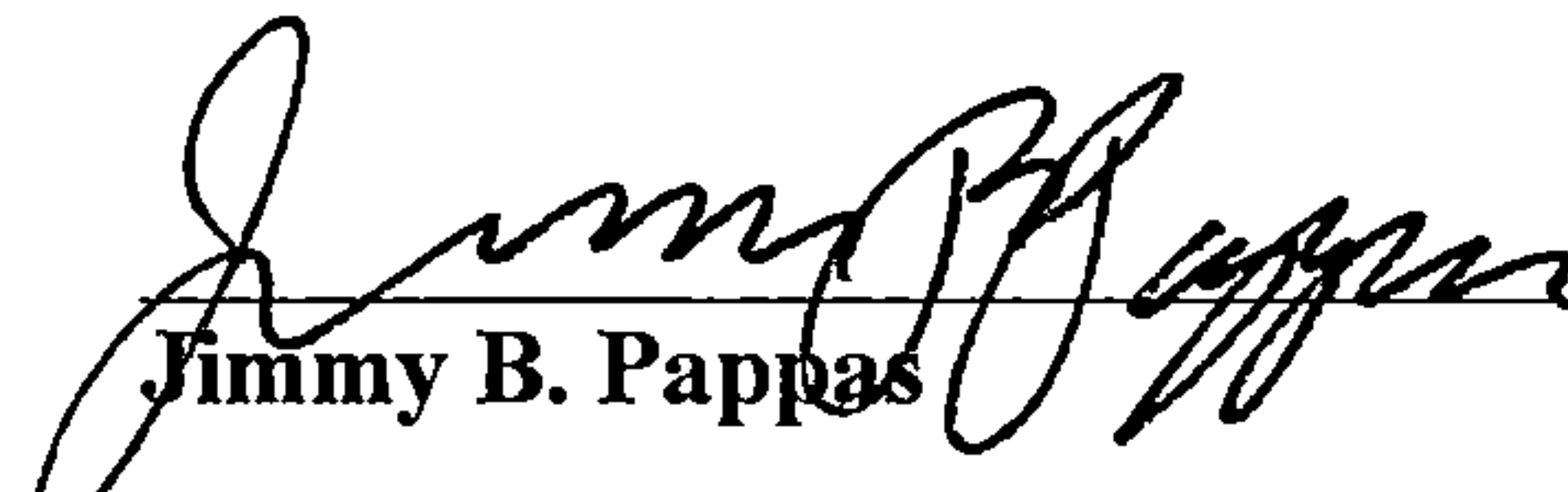
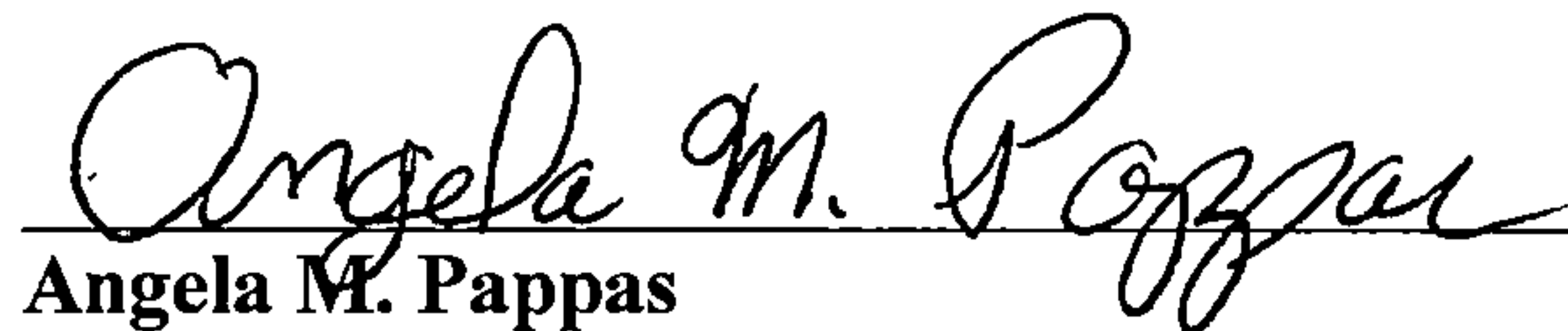
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

**Note: The preparer of this deed has not researched the title to this real property.**

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, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the others, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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 GRANTORS' successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS, **Jimmy B. Pappas and Angela M. Pappas**, have hereunto set their hands and seals this the 15th day of July, 2022.

  
Jimmy B. Pappas  
  
Angela M. Pappas


STATE OF ALABAMA        )  
COUNTY OF SHELBY        )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Jimmy B. Pappas and Angela M. Pappas**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of July, 2022.

SEAL

Shelby County, AL 07/18/2022  
State of Alabama  
Deed Tax: \$375.00

  
NOTARY PUBLIC  
My Commission Expires: 10-26-2022

Real Estate Sales Validation Form



20220718000280640 2/2 \$400.00
Shelby Cnty Judge of Probate, AL
07/18/2022 08:30:53 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, S

Grantor's Name Jimmy B. & Angela M. Pappas
Mailing Address 514 Chelsea Station Circle
Chelsea, AL 35043

Grantee's Name Gabriel M. & Mary-Katherine Thorn
Mailing Address 509 Chelsea Station Circle
Chelsea, AL 35043

Property Address 509 Chelsea Station Circle
Chelsea, AL 35043

Date of Sale 7/15/2022
Total Purchase Price \$ 375,000.00
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
X Sales Contract
Closing Statement
Appraisal
Other

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 7/15/2022

Print Angela M. Pappas

Unattested

(verified by)

Sign Angela M. Pappas
(Grantor/Grantee/Owner/Agent) circle one