

This instrument prepared by:  
Michael Galloway, Esq.  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Cody Christeson  
345 Alta Vista Dr.  
Chelsea, AL 35043 20220726000292250  
07/26/2022 11:29:28 AM  
DEEDS 1/3

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Two Hundred Fifty-Three Thousand One Hundred And No/100 Dollars (\$253,100.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Ella D. Boone, an unmarried person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Cody Christeson, unmarried and Chris McClure, a married person (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 28, according to the Survey of High Chaparral, Sector 3, as recorded in Map Book 25, Page 83 A, B, C, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 20<sup>th</sup> day of July, 2022.

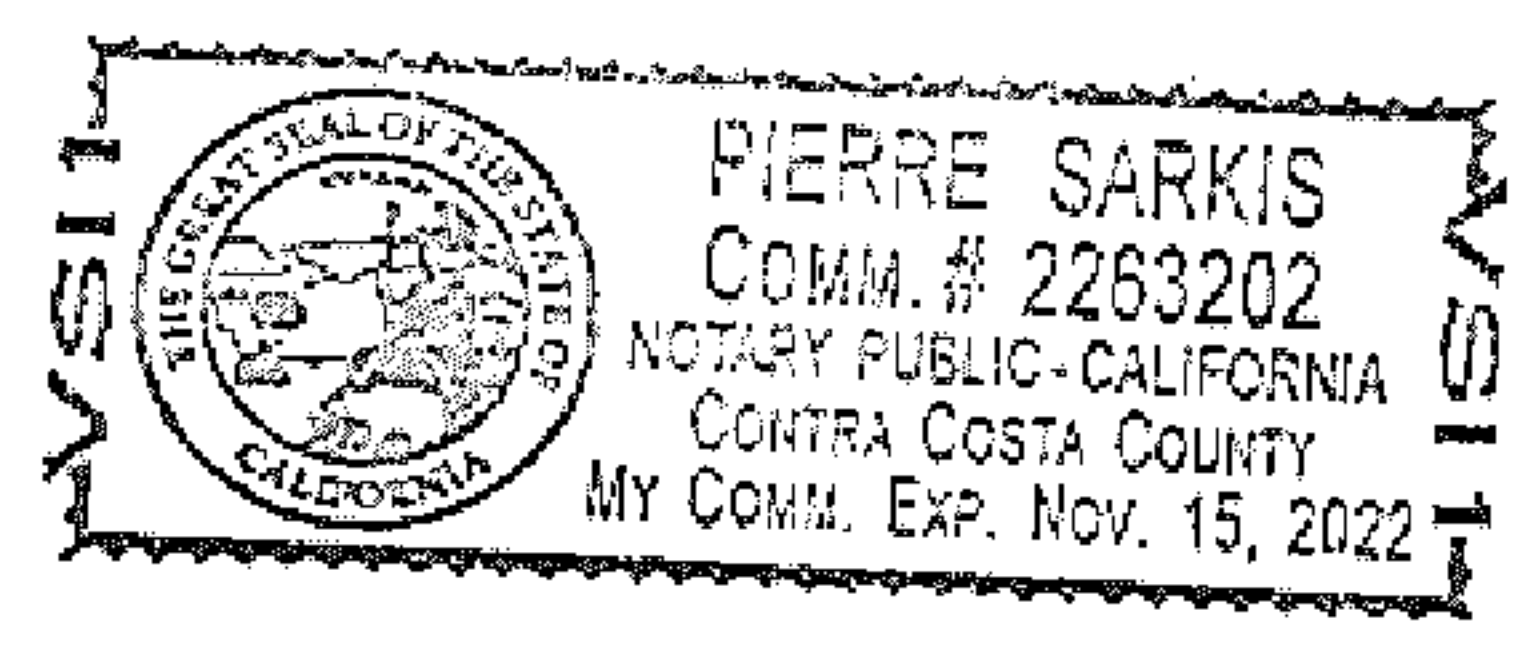
Ella D. Boone by  
Raymond Lee Khoury her attorney-in-fact  
Ella D. Boone by Raymond Lee Khoury her Attorney-in-Fact

STATE OF ALABAMA CA  
COUNTY OF Contra Costa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Raymond Lee Khoury, whose name as Attorney in Fact for Ella D. Boone is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily and in his/her capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 20<sup>th</sup> day of July, 2022.

[Signature]  
Notary Public  
My commission expires: 11/15/2022



**Real Estate Sales Validation Form**

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

Grantor's Name Ella D. Boone  
Mailing Address 345 Alta Vista Dr.  
Chelsea, AL 35043  
Property Address 345 Alta Vista Dr.  
Chelsea, AL 35043

Grantee's Name Cody Christeson and Chris McClure  
Mailing Address 345 Alta Vista Dr.  
Chelsea, AL 35043  
Date of Sale July 22, 2022  
Total Purchase Price \$253,100.00  
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: \_\_\_\_\_

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 - Ella D. Boone, 345 Alta Vista Dr., Chelsea, AL 35043.

Grantee's name and mailing address - Cody Christeson and Chris McClure, 345 Alta Vista Dr., Chelsea, AL 35043.

Property address - 345 Alta Vista Dr., Chelsea, AL 35043

Date of Sale - July 22, 2022.

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.

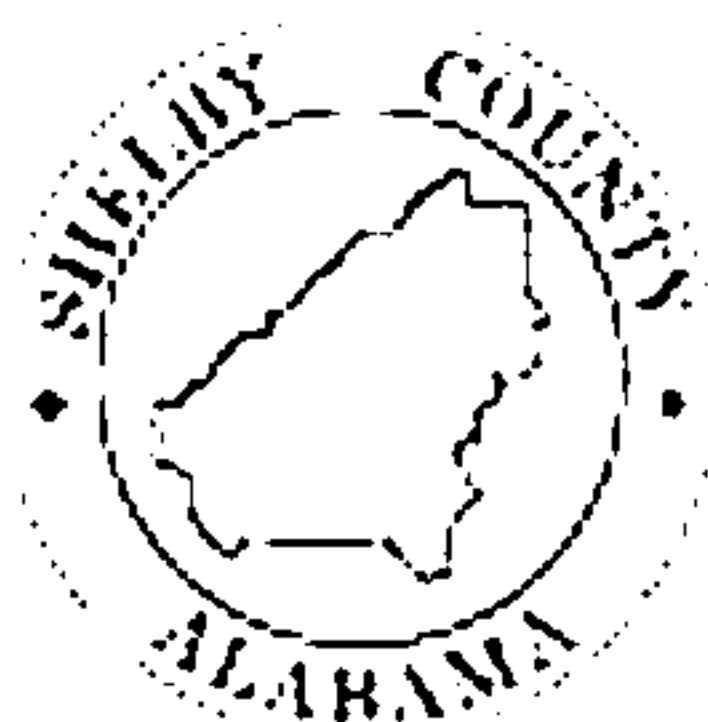
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 with 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: July 22, 2022

Sign \_\_\_\_\_  
Agent



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/26/2022 11:29:28 AM**  
**\$281.50 JOANN**  
**20220726000292250**

*Allen S. Bayl*