

This instrument was prepared by:  
Mike T. Atchison  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:

## WARRANTY DEED

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FITEEN THOUSAND DOLLARS AND ZERO CENTS (\$15,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *City of Chelsea* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Dale New* (herein referred to as *Grantee*), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

### Exhibit "A"-Legal Description


#### SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record.
- 3.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4<sup>th</sup> day of August 2022.

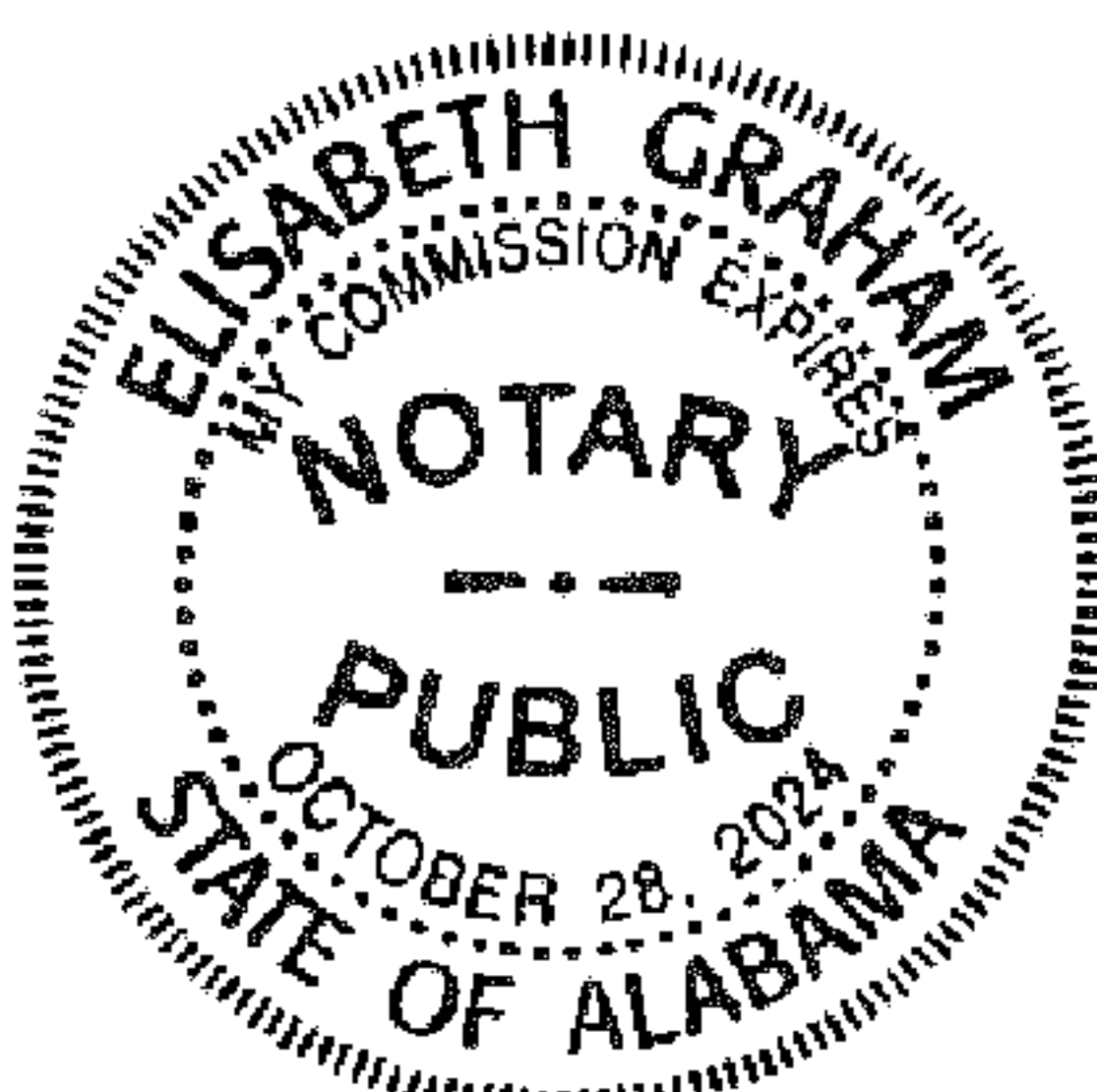
  
\_\_\_\_\_  
City of Chelsea  
By: Tony Picklesimer  
As: MAYOR

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tony Picklesimer as Mayor of City of Chelsea, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of August 2022.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires



**Exhibit "A" – Legal Description**

PARCEL 2

Commence at the NE Corner of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama; thence S88°06'50"W a distance of 2352.32'; thence S00°24'30"W a distance of 968.89' to the Northerly R.O.W. line of Chelsea Road; thence S88°12'28"E and along said R.O.W. line a distance of 45.10' to the POINT OF BEGINNING; thence continue S88°12'28"E and along said R.O.W. line a distance of 13.59' to a curve to the right, having a radius of 527.41', subtended by a chord bearing S87°08'33"E, and a chord distance of 19.61'; thence along the arc of said curve and along said R.O.W. line for a distance of 19.61'; thence N05°31'49"W and leaving said R.O.W. line a distance of 43.09' to a curve to the right, having a radius of 1582.68', subtended by a chord bearing N79°00'07"W, and a chord distance of 29.22'; thence along the arc of said curve a distance of 29.22'; thence S00°24'30"W a distance of 47.07' to the POINT OF BEGINNING.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/05/2022 08:03:01 AM  
 \$43.00 PAYGE  
 20220805000305370

*Alex S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name City of Chelsea  
 Mailing Address 104 Chesser Dr.  
Chelsea, AL  
35043

Grantee's Name Dale New  
 Mailing Address 391 Longhorn Ln  
Columbiana, AL  
35051

Property Address Vacant

Date of Sale 8/4/22  
 Total Purchase Price \$ 15,000.00

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

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 8/4/22

Print Mike T. Atkinson

Unattested

(verified by)

Sign *Mike T. Atkinson*  
 (Grantor/Grantee/Owner/Agent) circle one