

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

SEND TAX NOTICE TO:  
Chriniqua Shelton  
617 5th St.  
Birmingham, AL 35214

**GENERAL WARRANTY DEED**

20220822000328040  
08/22/2022 10:06:02 AM  
DEEDS 1/3

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Twenty-Two Thousand And No/100 Dollars (\$22,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Chelsea Square, LLC, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Chriniqua Shelton (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**:

Lots 7 and 8, according to the survey of Chelsea Square, a Residential Subdivision, as recorded in Map Book 33, Page 51, 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.

**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 19<sup>th</sup> day of

August, 20 22.

Chelsea Square, LLC

BY: 

DeWayne Wood  
Managing Member

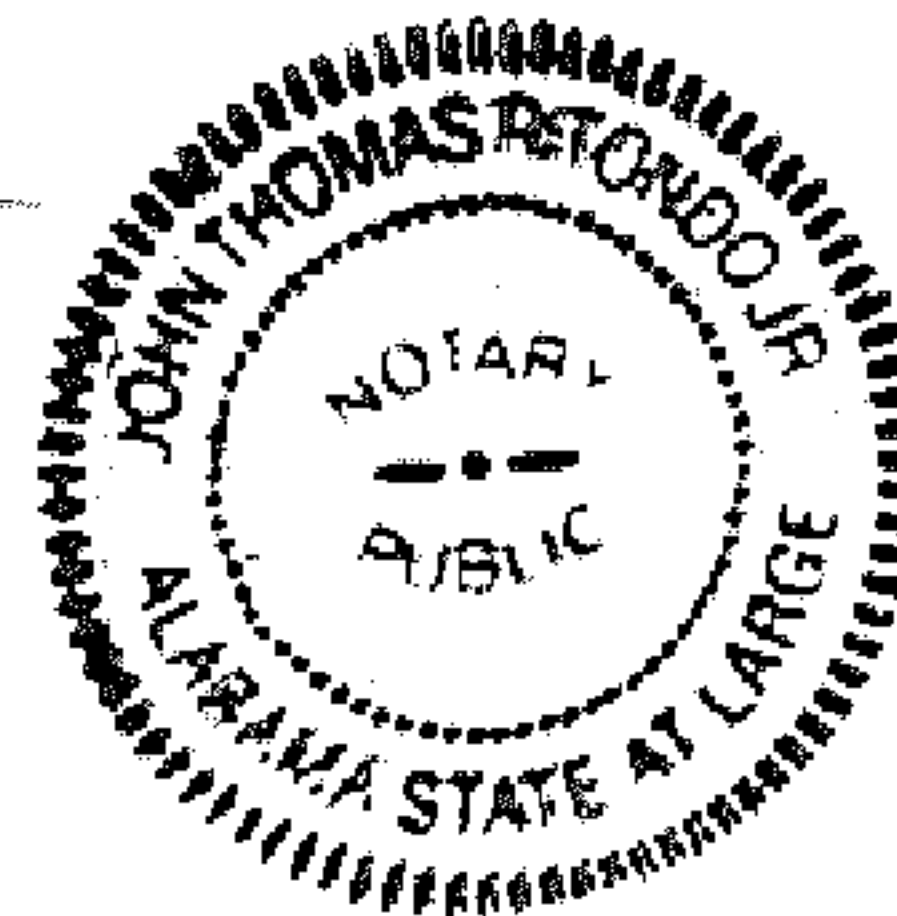
STATE OF ALABAMA  
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify DeWayne Wood, whose name as Managing Member of Chelsea Square, LLC, 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 and with full authority on the day the same bears date.

Given under my hand and official seal on 19<sup>th</sup> day of August, 20 22

  
Notary Public  
My commission expires:

John Thomas Ritondo, Jr.  
Notary Public, Alabama State At Large  
My Commission Expires August 29, 2023



**Real Estate Sales Validation Form**

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

Grantor's Name	Chelsea Square, LLC	Grantee's Name	Chriniqua Shelton
Mailing Address	4348 OLD BROOK TRAIL Birmingham, AL 35243	Mailing Address	617 5th St. Birmingham, AL 35214
Property Address	Lot 7 and 8 Chelsea Square Westover, AL 35185	Date of Sale	August 19, 2022
		Total Purchase Price	\$22,000.00
		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☐ Appraisal☐ Sales Contract☐ Other: \_\_\_\_\_☒ 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 - Chelsea Square, LLC, 4348 OLD BROOK TRAIL, Birmingham, AL 35243.

Grantee's name and mailing address - Chriniqua Shelton, 617 5th St., Birmingham, AL 35214.

Property address - Lot 7 and 8 Chelsea Square, Westover, AL 35185

Date of Sale - August 19, 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.

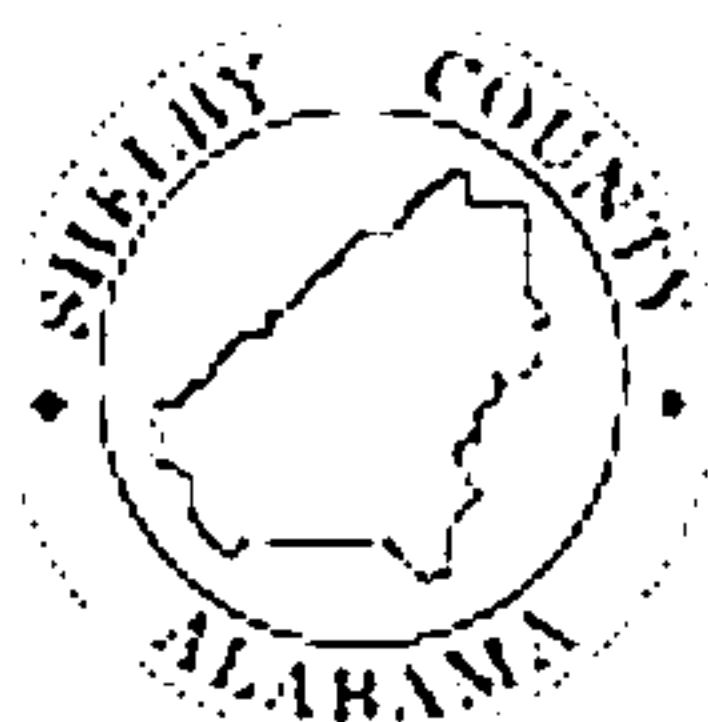
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being  
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed  
appraiser or the assessor's current market value.

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 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: August 19, 2022

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



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**08/22/2022 10:06:02 AM**  
**\$50.00 BRITTANI**  
**20220822000328040**

*Allen S. Bayl*