



20220919000361400 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
09/19/2022 01:43:53 PM FILED/CERT

NO FAX COPIES ACCEPTED

This instrument was prepared by

HagerCo LLC

1025 Montgomery Highway, Suite 110

Vestavia, AL 35216

Send Tax Notice To:

City of Chelsea, AL

P.O. Box 111

Chelsea, AL 35043

RIGHT OF WAY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of:

TEN DOLLARS & 00/100 – (\$10.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we:

CRAIG T. MOORE

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **CITY OF CHELSEA, ALABAMA**, (herein referred to as grantee, A Municipal Corporation), the following described real estate, situated in Shelby County, Alabama, to-wit for the purposes of dedication as a public street:

A part of Lot 29, according to the Survey of Chelsea Ridge Estates, 1st Sector, as recorded in Map Book 35, Page 150 in the Probate Office of Shelby County, Alabama and particularly described as follows:

Begin at the Southwestern most corner of said Lot 29, thence N 01°55'20" W along west line of Said Lot 29; for a distance of 42.90 ft to the point on a curve, turning to the left with, with a radius of 25.00', with a chord bearing of S 34°04'42" E, and with a chord length of 26.61', thence along an arc length of 28.06' to the point of reverse curve turning to the right, with a radius of 50.00', with a chord bearing of S 44°45'33" E, with a chord length of 36.61'; thence along an arc length of 37.48' to the South Line of Said Lot 29; Thence N 82°30'42" W along the South Line of said lot for a distance of 39.59 ft to the point of beginning; Having an area of 763.7 square feet, 0.018 acres more or less;



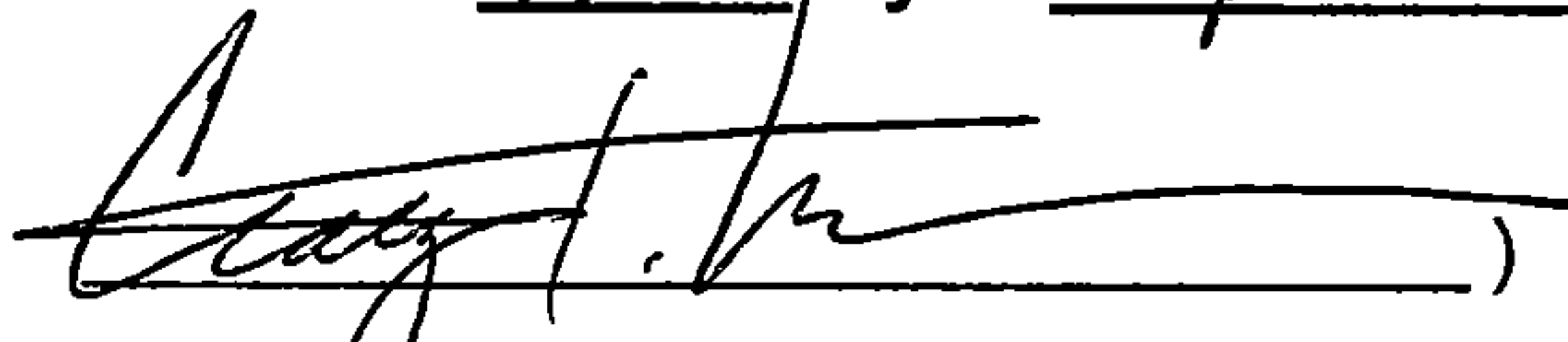
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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals,

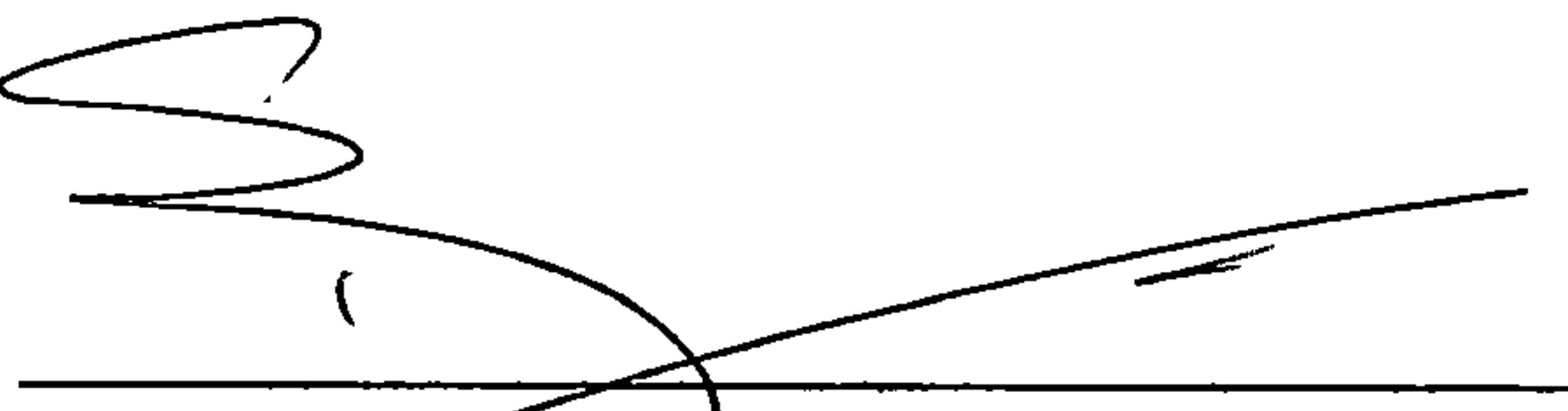
all on this 17th day of September, 2022.

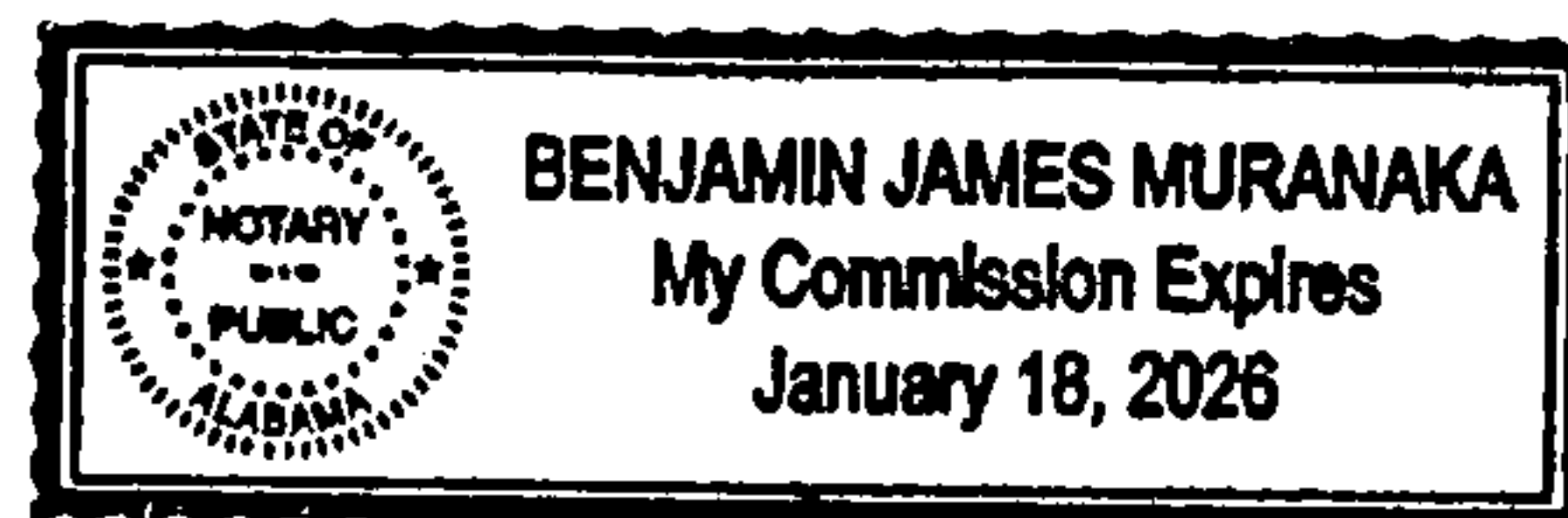

Craig T. Moore, Owner

The State of Alabama
Shelby County

I, the undersigned authority, in and for said County, in said State, hereby certify that **Craig T. Moore** Whose 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, as owner, and with full authority, executed the same voluntarily.

Given under my hand and official seal, this 17th day of September, 2022.


Notary Public





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Real Estate Sales Validation Form

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

Grantor's Name	<u>CRAIG T. MOORE</u>	Grantee's Name	<u>CITY OF CHELSEA</u>
Mailing Address	<u>3025 CHELSEA RIDGE TR</u>	Mailing Address	<u>PO BOX 111</u>
	<u>COLUMBIANA, AL 35051</u>		<u>CHELSEA, AL 35043</u>
<hr/>			
Property Address	<u>N/A</u>	Date of Sale	<u>17 SEPT. 2022</u>
		Total Purchase Price	\$ <u> </u>
		or	
		Actual Value	\$ <u> </u>
		or	
		Assessor's Market Value	\$ <u> </u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 - 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 9/19/2022

Unattested

(verified by)

Print DONALD D. SLEE, JR.

Sign

Donald D. SLEE, JR.

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1