

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
100 Olde Towne Road, Ste 105
Vestavia Hills, AL 35216

SEND TAX NOTICE TO:
MEGAN T. AMAN
1018 MADISON PLACE
CHELSEA, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Ninety Nine Thousand Nine Hundred and Ninety Nine and 00/100 Dollars (\$299,999.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, DOUGLAS DEETER, a married person, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto MEGAN T. AMAN AND MICHAEL SHANG MASTERS (herein referred to as "Grantees"), AS JOINT TEANTS WITH RIGHT OF SURVIVORSHIP, all of his/her right, title, and interest in the following described real estate, situated in SHELBY County, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

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.

\$\$294,565 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A FIRST MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH AND \$10,000 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A SECOND MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

SAID PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR THE GRANTOR'S SPOUSE

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

IN WITNESS WHEREOF, the Grantor has hereunto his/her hands and seals, this 5th day of OCTOBER, 2022.


DOUGLAS DEETER

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, DOUGLAS DEETER, 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of OCTOBER, 2022.


Notary Public

My Commission Expires: 9/18/2025

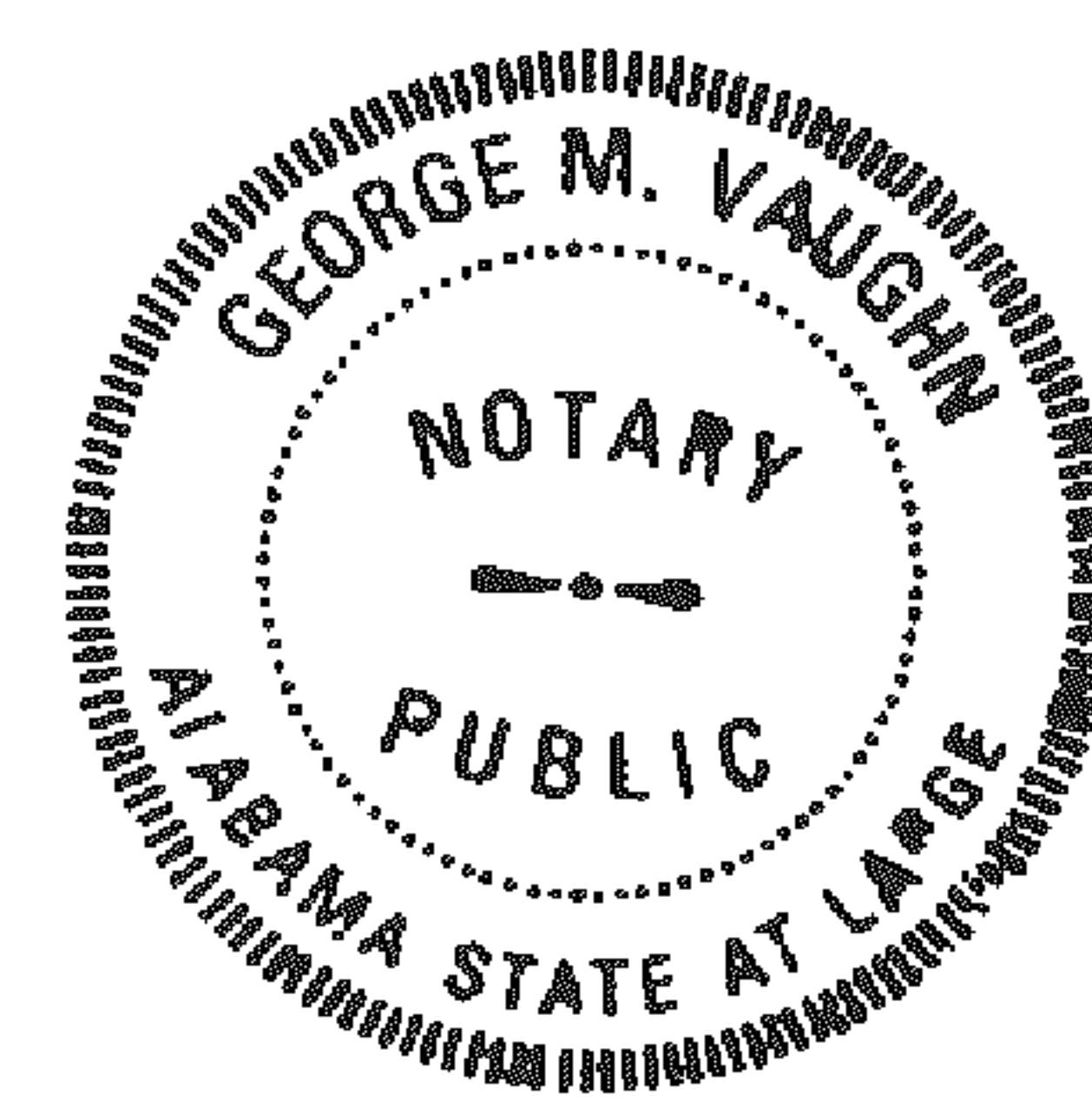


EXHIBIT A

LEGAL DESCRIPTION

Lot 2-18 according to the Plat of Chelsea Park 2nd Sector, as recorded in Map Book 34, Page 22 in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 2nd Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041014000566960 (which, together with all amendments thereto, are hereinafter collectively referred to as the Declaration").

Real Estate Sales Validation Form

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

Grantor's Name	DOUGLAS DEETER
Mailing Address	<u>c/o George Vaughn</u>
	<u>100 Olde Towne Road, Suite 105</u>
	<u>Vestavia Hills, AL 35216</u>

Grantee's Name MEGAN T. AMAN
Mailing Address 1018 MADISON PLACE
CHELSEA, AL 35043

Property Address 1018 MADISON PLACE
CHELSEA, AL 35043

Date of Sale OCTOBER 5, 2022
Total Purchase Price \$299,999
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 10/5/2022

Print George M. Vaughan

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



(Grantor/
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/10/2022 08:28:09 AM
\$32.00 BRITTANI
2022101000384130

Allen S. Bush