

20221017000390890
10/17/2022 08:44:06 AM
DEEDS 1/7

AFTER RECORDING RETURN TO:

NationalLink
1000 Commerce Dr, Suite 300
Pittsburgh, PA 15275
File No. 100838013

MAIL TAX STATEMENTS TO:

Raymond Tracy and Maryland Tracy
2380 South River Road
Shelby, AL 35143

This document prepared by:

George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 30 1 12 0 001 003.002

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 11th day of October 2022, by and between **Rena B. Corley Chamblee A/K/A Rena B. Corley, to an undivided one half (1/2) interest and Rena B. Corley Chamblee F/K/A Rena Sue Blackwell Corley, as Executrix of the Estate of Dale Corley A/K/A P. Dale Corley, deceased, to an undivided one-half (1/2) interest**, residing at 2765 Smyer Circle, Birmingham, AL 35216 hereinafter referred to as Grantor(s) and **Raymond Tracy and Maryland Tracy, husband and wife, as joint tenants with right of survivorship, as to an undivided 1/2 interest and Jessica N. Ross, a married woman, as to an undivided 1/2 interest, as tenants in common**, residing at 2380 South River Road, Shelby, AL 35143, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Two Hundred Forty Five Thousand and 00/100 Dollars (\$245,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Instrument Number: 1997-18265. Recorded: 06/10/1997

THIS PROPERTY IS NOT GRANTOR(S)' HOMESTEAD.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining

unto the said Grantee and unto the heirs, administrators, successors or assigns, of the Grantee, forever in fee simple.

GRANTOR(S) hereby covenant and agree with Grantees(s), their heirs, personal representatives and assigns, that Grantors(s), their successors and assigns will warrant and defend the above-described property against lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor(s), but not further or otherwise.

INWITNESS WHEREOF, this instrument was executed by the undersigned on this the 11th day of October, 2022.

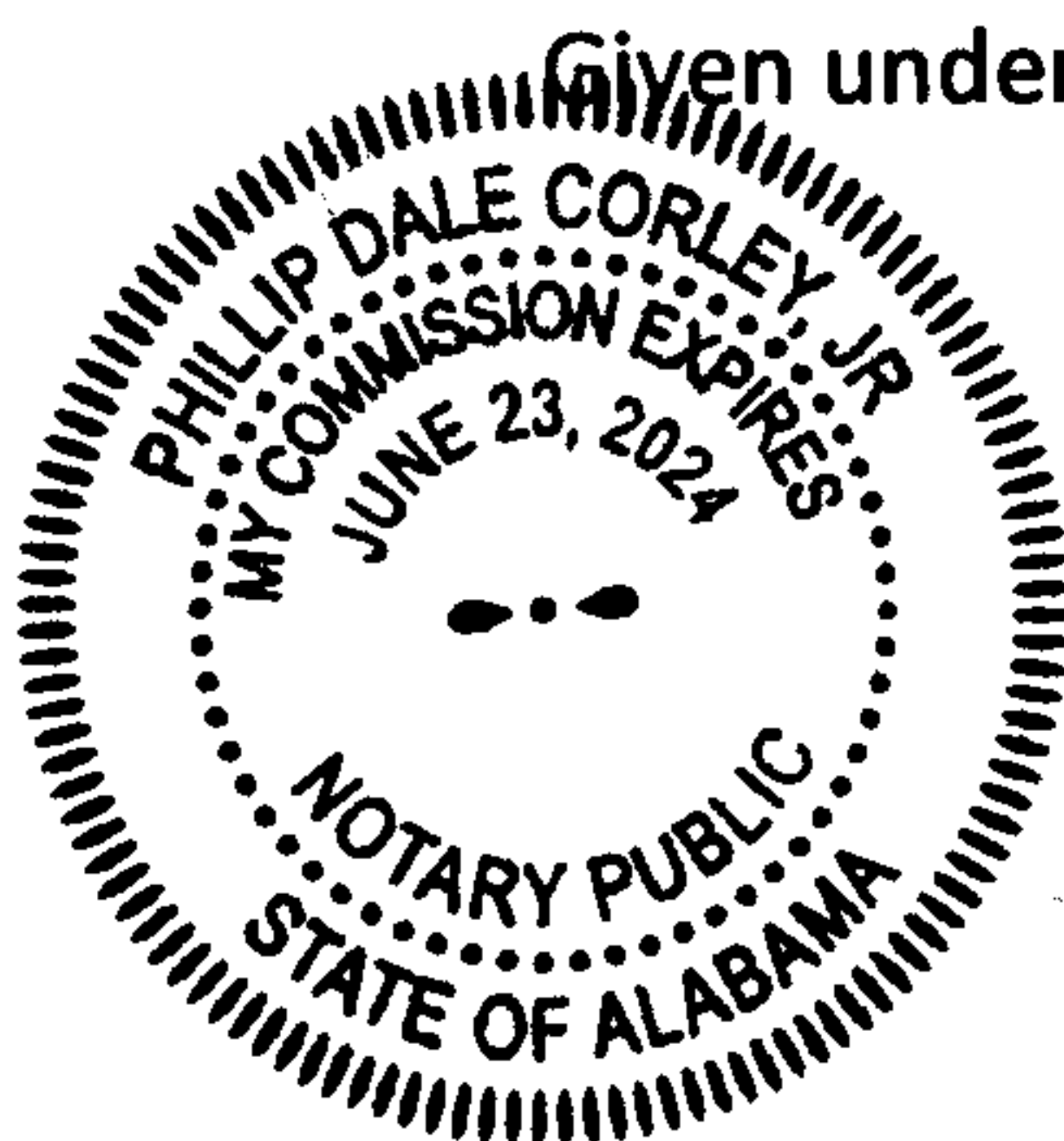
[SIGNATURE ON FOLLOWING PAGE]

RENA B. CORLEY CHAMBLEE
A/K/A RENA B. CORLEY

By: Charles R. Chamblee
CHARLES R. CHAMBLEE, as attorney in fact
for Rena B. Corley Chamblee a/k/a Rena B.
Corley

STATE OF ALABAMA)
:
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby
certify that Charles R. Chamblee, whose name as attorney in fact for Rena B. Corley Chamblee
a/k/a Rena B. Corley, 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, in his capacity as attorney in fact, executed the same voluntarily on the day the same bears
date.



Given under my hand and official seal this 11th day of , October, 2022.

Phillip Dale Corley Jr.
NOTARY PUBLIC
Phillip Dale Corley Jr

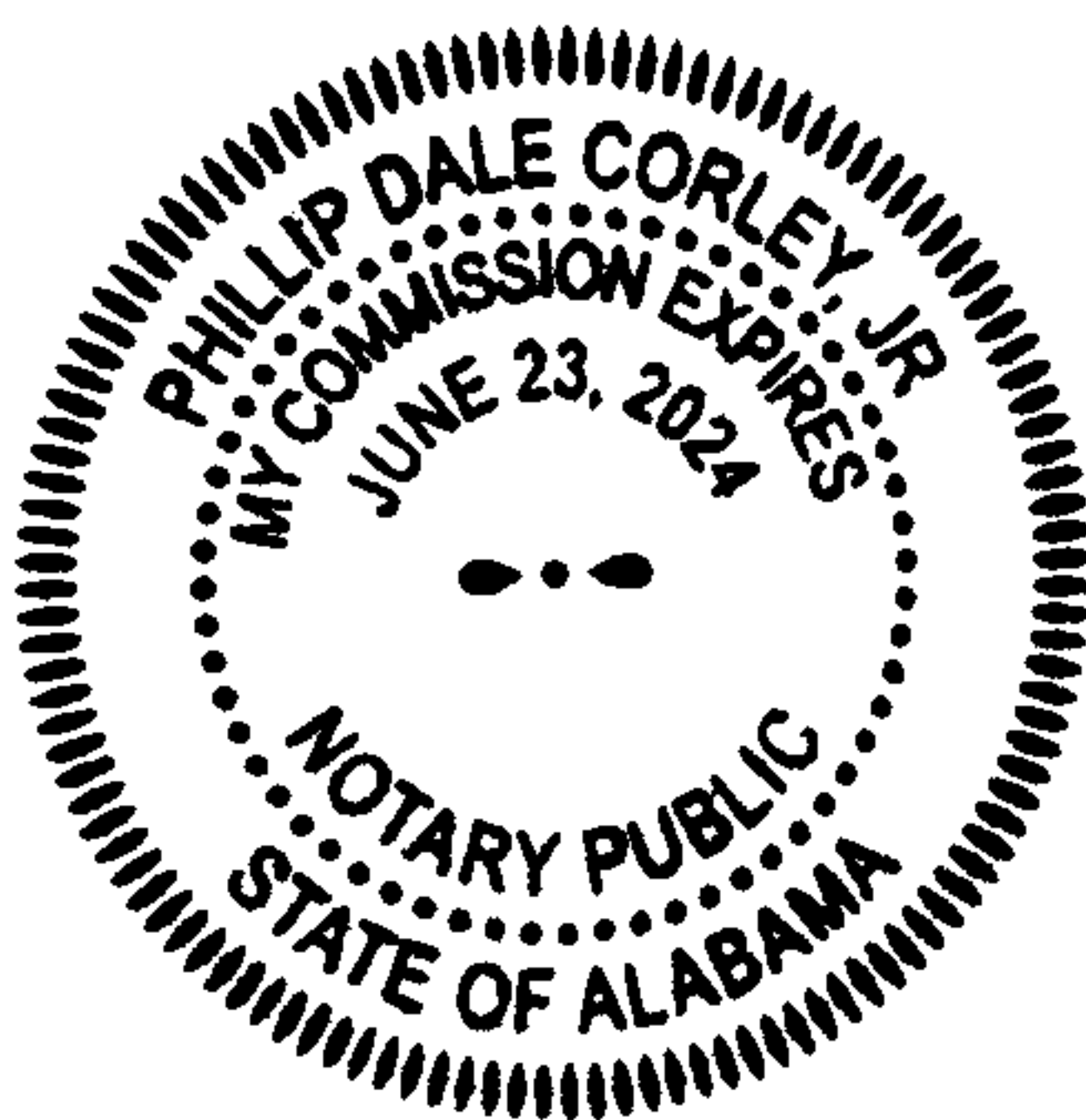
ESTATE OF DALE CORLEY A/K/A P. DALE
CORLEY, DECEASED

By: Charles R. Chamblee
RENA B. CORLEY CHAMBLEE F/K/A RENA
SUE BLACKWELL CORLEY, as Executrix of the
Estate of Dale Corley a/k/a P. Dale Corley,
deceased, by CHARLES R. CHAMBLEE, as
attorney in fact for Rena B. Corley
Chamblee a/k/a Rena B. Corley f/k/a Rena
Sue Blackwell Corley

STATE OF ALABAMA)
:
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby
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a/k/a Rena B. Corley f/k/a Rena Sue Blackwell Corley, 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, in his capacity as attorney in fact, executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this 11th day of _____, _____ October, 2022.



Phillip Dale Corley, Jr.
NOTARY PUBLIC
Phillip Dale Corley, Jr

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THE SW 1/4 OF THE NE 1/4, SECTION 12, TOWNSHIP 22 SOUTH, RANGE 1 EAST; THENCE RUN NORTHERLY ALONG THE WEST BOUNDARY LINE OF SAID SW 1/4 OF NE 1/4 A DISTANCE OF 80.0 FEET TO A POINT; THENCE TURN AN ANGLE OF 59 DEGREES 01 MINUTES 56 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 250.52 FEET TO A POINT; THENCE TURN ANGLE OF 30 DEGREES 54 MINUTES 56 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 570.0 FEET TO A POINT ON THE DATUM PLANE OF 397 FEET ABOVE MEAN SEA LEVEL AS ESTABLISHED BY THE US & G SURVEY; THENCE TURN AN ANGLE OF 96 DEGREES 11 MINUTES 18 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 209.94 FEET TO A POINT AT THE INTERSECTION OF THE SAID DATUM PLANE AND THE SOUTH LINE OF THE SAID SW 1/4 OF NE 1/4; THENCE TURN AN ANGLE OF 83 DEGREES 48 MINUTES 42 SECONDS TO THE RIGHT AND RUN WESTERLY ALONG SAID SOUTH LINE A DISTANCE OF 762.37 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND IS LYING IN THE SW 1/4 OF NE 1/4, SECTION 12, TOWNSHIP 22 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

PARCEL ID NUMBER: 30 1 12 0 001 003.002

PROPERTY COMMONLY KNOWN AS: 2380 S. RIVER RD., SHELBY, AL 35143



ALABAMA DEPARTMENT OF REVENUE
INDIVIDUAL & CORPORATE TAX DIVISION
WITHHOLDING TAX SECTION

P.O. Box 327480 • Montgomery, AL 36132-7480

www.revenue.alabama.gov

Form NR-AF1

6/13

Affidavit of Seller's Residence

SELLER'S NAME (AND SPOUSE'S NAME, IF JOINTLY OWNED)			
Rena B. Corley Chamblee			
SELLER'S IDENTIFICATION NUMBER (SSN OR FEIN)*		SPOUSE'S IDENTIFICATION NUMBER (IF JOINTLY OWNED)*	
[REDACTED]		[REDACTED]	
STREET ADDRESS		CITY	STATE ZIP
2765 Smyer circle		Birmingham	AL 35216

INSTRUCTIONS

This form is to be executed by the seller and furnished to the buyer to establish Alabama residency so that the proceeds of the sale of property are not subject to the withholding laws of this state (see Section 40-18-86, *Code of Alabama 1975*). Alabama residents include both individuals and business entities domiciled in Alabama. Business entities will be considered domiciled in Alabama if they are organized under Alabama law or they have their principal place of business in Alabama. Alabama residents are not subject to the withholding provisions of Alabama Code Section 40-18-86, and are not required to complete this form; however, a buyer may wish to have an Alabama resident complete this form as proof of residency for the buyer's records. In this case, the form should not be sent to the Alabama Department of Revenue, but should be retained by the buyer.

Sellers are not subject to withholding from the proceeds of a sale if either they are a resident of Alabama or they are deemed to be a resident of Alabama by virtue of the fact that they have filed Alabama tax returns in the preceding two years, do business or own property in Alabama, intend to file an Alabama tax return for the current year, and if they are a corporation or limited partnership, are registered to do business in Alabama.

The seller is to execute this affidavit by placing an initial in the blank preceding the statements which apply. The buyer may rely on the seller's affidavit unless the buyer knows or should know, based on the buyer's knowledge at the time of closing, that statements made on the affidavit are false. The buyer has no duty to investigate the statements made on a seller's affidavit. For a transaction where a nonresident seller is a "deemed resident," the buyer should retain a copy of the affidavit and submit the original copy to the Alabama Department of Revenue, Individual and Corporate Tax Division, Withholding Tax Section, P.O. Box 327480, Montgomery, AL 36132-7480.

***For privacy and confidentiality purposes, the SSN or FEIN of the seller and of the buyer may be omitted or deleted from copies of all documents exchanged between the parties involved. However, all documents required to be submitted to the Alabama Department of Revenue must contain the complete SSN or FEIN information on the original copy mailed to the Department.**

Seller is exempt from withholding on the sale of property because:

☒ Seller is a resident of Alabama. (If this statement applies, do not submit a copy of this form to the Alabama Department of Revenue. The buyer should retain a copy of the affidavit as a record of the transaction.)

Seller is not a resident of Alabama, but is a "deemed resident" for purposes of withholding because ALL of the following apply:

☐ Seller is a nonresident who has filed Alabama tax returns or appropriate extensions have been received by the Department for the preceding two years; AND

☐ Seller is an established business in Alabama and will continue substantially the same business in Alabama after the sale OR the seller has real property in Alabama at the time of closing of equal or greater value than the withholding tax liability as measured by the 100% property tax assessment of such remaining property; AND

☐ Seller will report the sale on an Alabama income tax return for the current year and file by its due date with extensions; AND

☐ If seller is a corporation or limited partnership, seller is registered to do business in Alabama.

Under penalties of perjury, I swear that the above information is to the best of my knowledge and belief, true, correct, and complete.

Rena B. Corley Chamblee <i>See attached</i>			
SELLER'S SIGNATURE (AND TITLE, IF APPLICABLE)	DATE	SPOUSE'S SIGNATURE (AND TITLE, IF APPLICABLE)	DATE

Sworn to and subscribed before me this

day of .

Notary Public

My commission expires

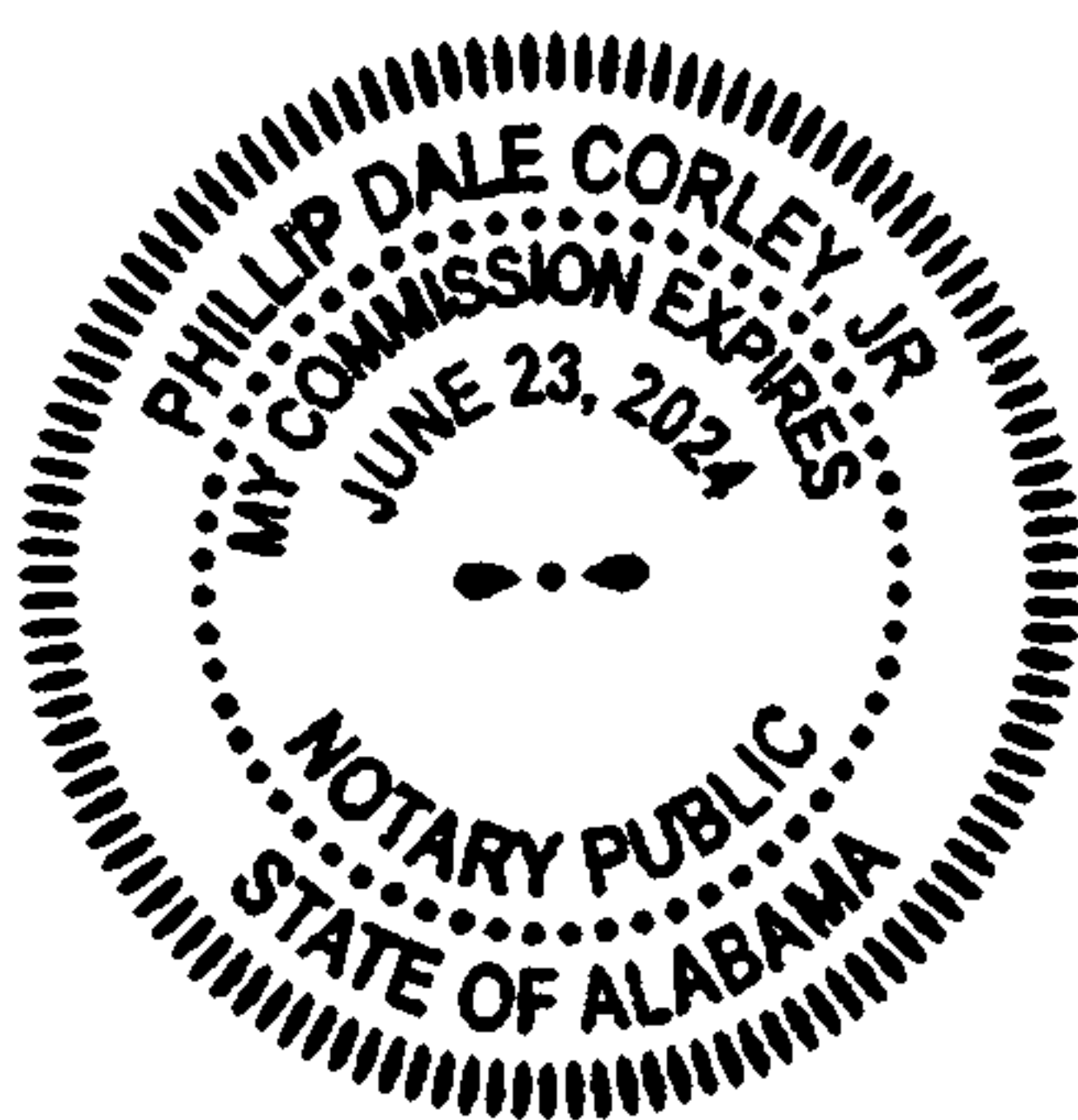
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A/K/A RENA B. CORLEY

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Corley

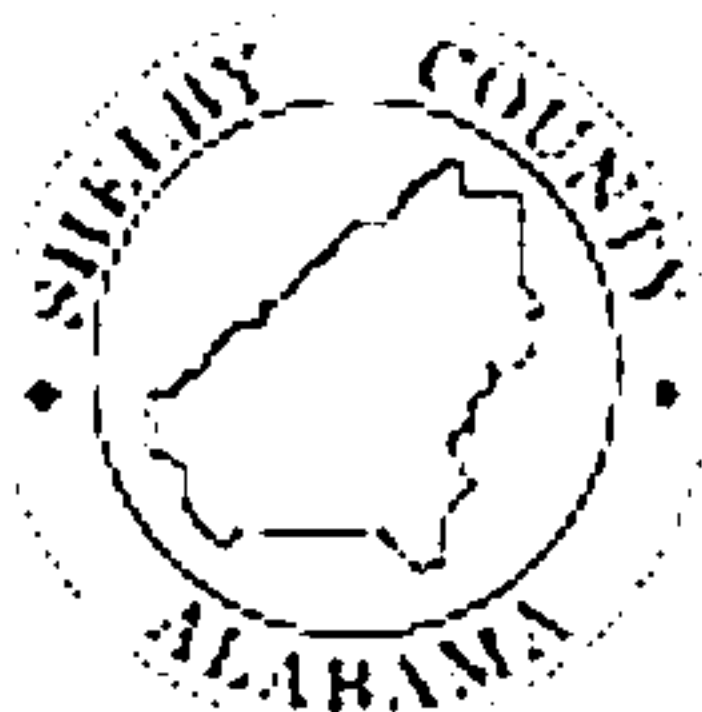
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he, in his capacity as attorney in fact, executed the same voluntarily on the day the same bears
date.

Given under my hand and official seal this 11th day of October, 2022.



Phillip D. Corley Jr.
NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/17/2022 08:44:06 AM
\$59.50 JOANN
20221017000390890

Allen S. Bayl