

This Instrument was Prepared by:

Send Tax Notice To: Annette Lockwood Chase

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-22-28814

919 5th Ave NW
Alabaster AL 35007

WARRANTY DEED

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Three Thousand Dollars and No Cents (\$73,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Robert E. Gallahar and Jean Gallahar**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Annette Lockwood Chase**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

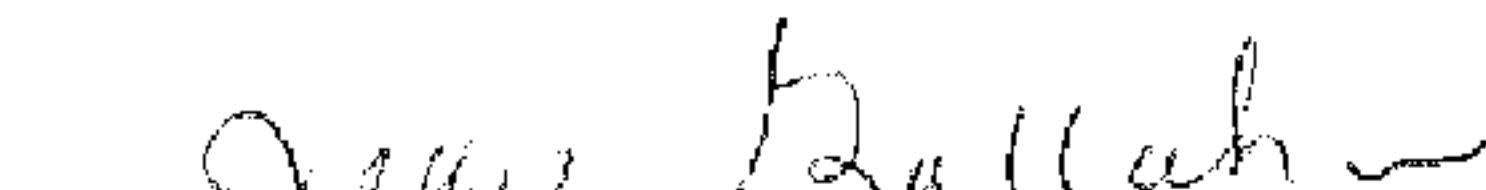
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of December, 2022.


Robert E. Gallahar

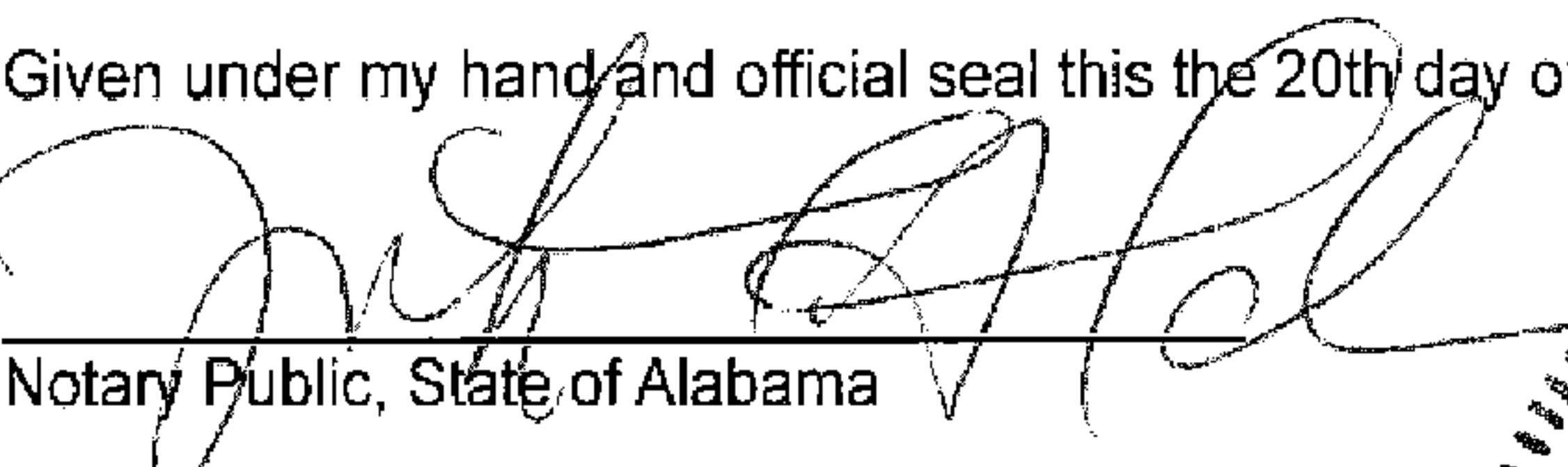

Jean Gallahar

State of Alabama

County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that Robert E. Gallahar and Jean Gallahar, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of December, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

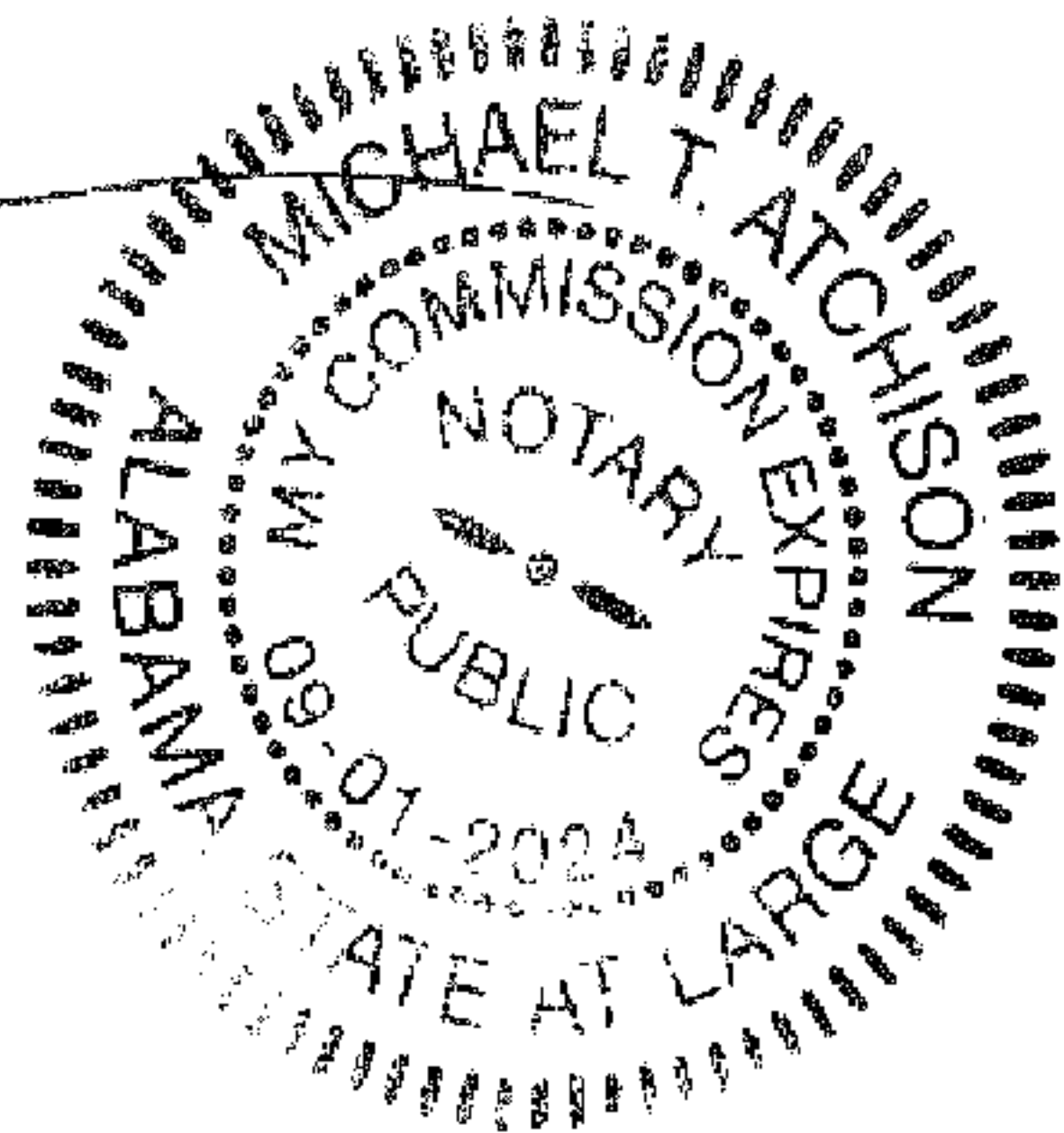


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying in the West Half of the Northwest Quarter of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama and being more particularly described as follows:
Commence at the Southwest corner of the West half of the Northwest Quarter of said Section 35; thence N 00 degrees 00 minutes 00 seconds E along the West line of said Section 35 a distance of 349.40 feet to an iron pin found; thence continue N 00 degrees 00 minutes 00 seconds E along said West line a distance of 688.53 feet to 1/2" rebar set and the Point of Beginning; thence continue N 00 degrees 00 minutes 00 seconds E along said West line a distance of 943.17 feet to a 1/2" rebar set on the Westerly right-of-way of County Highway 412; thence along the Westerly right-of-way of road the following courses and distances, with a curve to the left having an arc length of 255.07 feet, a radius of 376.92 feet, and a chord bearing and distance of S 29 degrees 16 minutes 02 seconds E for 250.23 feet to a 1/2" rebar set; thence with a curve to the right having an arc length of 68.30 feet, a radius of 110.51 feet, and a chord bearing and distance of S 27 degrees 57 minutes 16 seconds E for 67.21 feet to a point; thence with a curve to the left having an arc length of 379.15 feet, a radius of 1804.79 feet, and a chord bearing and distance of S 9 degrees 59 minutes and 00 seconds E for 378.45 feet to a 1/2" rebar set; thence with a curve to the right having an arc length of 214.26 feet, a radius of 513.40 feet and chord bearing and distance of S 04 degrees 30 minutes 57 seconds for 212.71 feet to a 1/2" rebar set; thence with a curve to the left having an arc length of 81.14 feet a radius of 502.72 feet, and a chord bearing and distance of S 5 degrees 4 minutes 38 seconds W for 81.05 feet to a 1/2" rebar set; thence leaving said Westerly right-of-way N 90 degrees 00 minutes 00 seconds W a distance of 229.02 feet to the Point of Beginning.

According to the survey of March 12, 2004 by Rodney Shiflett

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Robert E. Gallahar Jean Gallahar	Grantee's Name	Annette Lockwood Chase
Mailing Address	727 Hwy 315 Columbiana, AL 35057	Mailing Address	919 5th Ave NW Albany, AL 35007
Property Address	12073 Highway 47 Shelby, AL 35143	Date of Sale	December 20, 2022
		Total Purchase Price	\$73,000.00
		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 - 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 of 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 December 08, 2022

Print Robert E. Gallahar

Unattested

(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/21/2022 09:07:24 AM
\$101.00 BRITTANI
20221221000456540

Form RT-1

Alvin S. Boyd