

PREPARER OF THIS INSTRUMENT HAS NOT EXAMINED TITLE AND MAKES NO
REPRESENTATION NOR GUARANTEES THERETO.

This instrument was prepared by:
Jack T. Carney
PO Box 43647
Birmingham, Alabama 35243

SEND TAX NOTICE TO:
Kenneth Wayne Bartlett
216 Chesser Way
Chelsea, Alabama 35043

QUITCLAIM DEED



20230316000073010 1/6 \$269.00
Shelby Cnty Judge of Probate, AL
03/16/2023 12:24:40 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Amy Lowry Allen Wellingham, an unmarried woman, Whitney Allen Heaps, a married woman, and Meghan Elizabeth Allen, an unmarried woman**, hereinafter referred to as "Grantors," do hereby remise, release, quitclaim, grant, and convey unto **Kenneth Wayne Bartlett**, hereinafter referred to as "Grantee," all of their right, title, interest, and claim in the following land and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

Subject to:

1. Taxes for the year 2022 and subsequent years.
2. Easement(s), building line(s), and restriction(s) of record.

This deed was prepared without the benefit of a title search.

The Property is neither the homestead of Grantors nor of Grantors' spouses.

TO HAVE AND TO HOLD to said GRANTEE, and his heirs, successors and assigns forever.

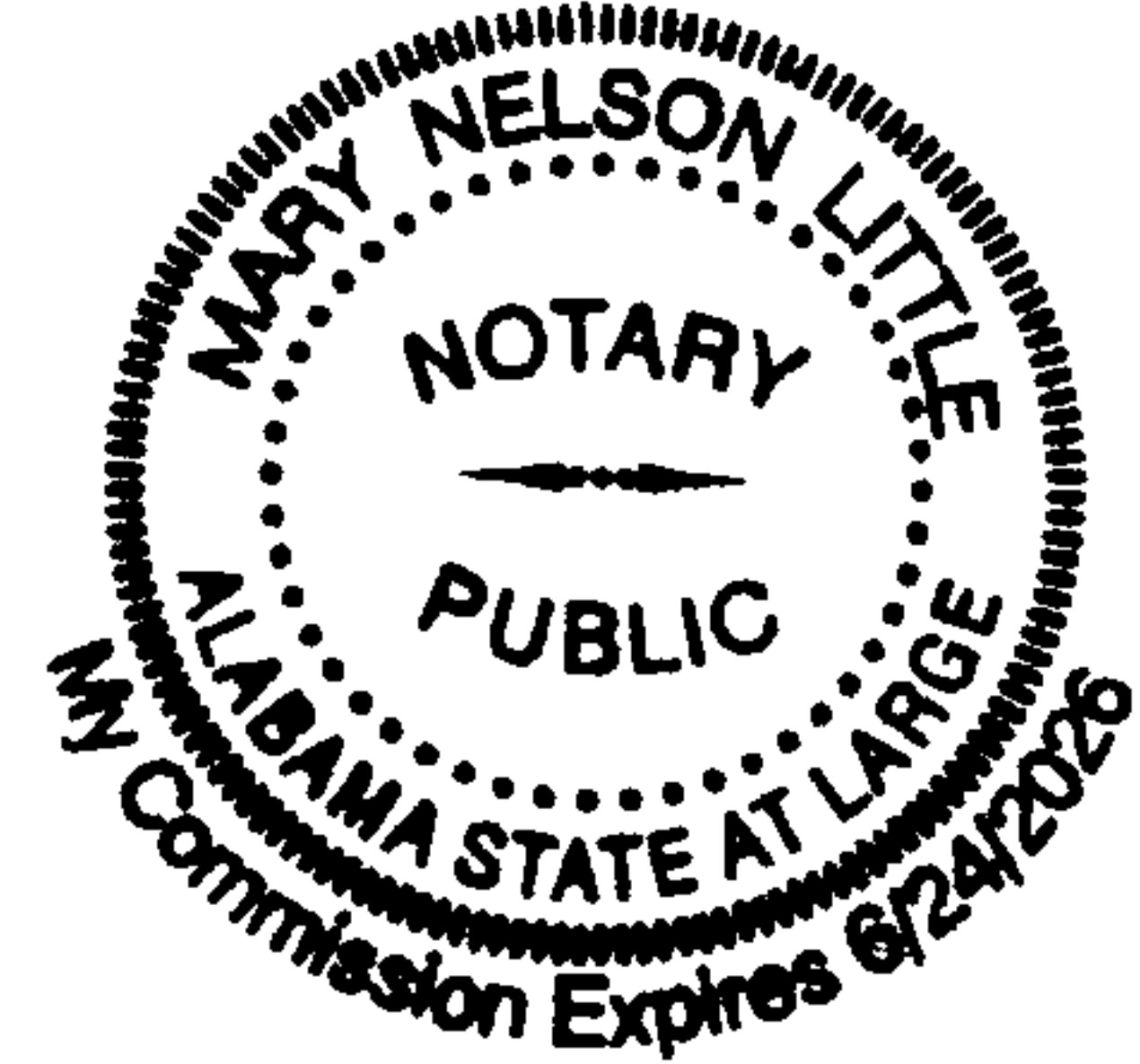
IN WITNESS WHEREOF, this instrument was executed, signed, and delivered by the undersigned on this the 10 day of February, 2023.

Shelby County, AL 03/16/2023
State of Alabama
Deed Tax: \$231.00

GRANTOR:

Amy Lowry Allen Wellingham
Amy Lowry Allen Wellingham

20230316000073010 2/6 \$269.00
Shelby Cnty Judge of Probate, AL
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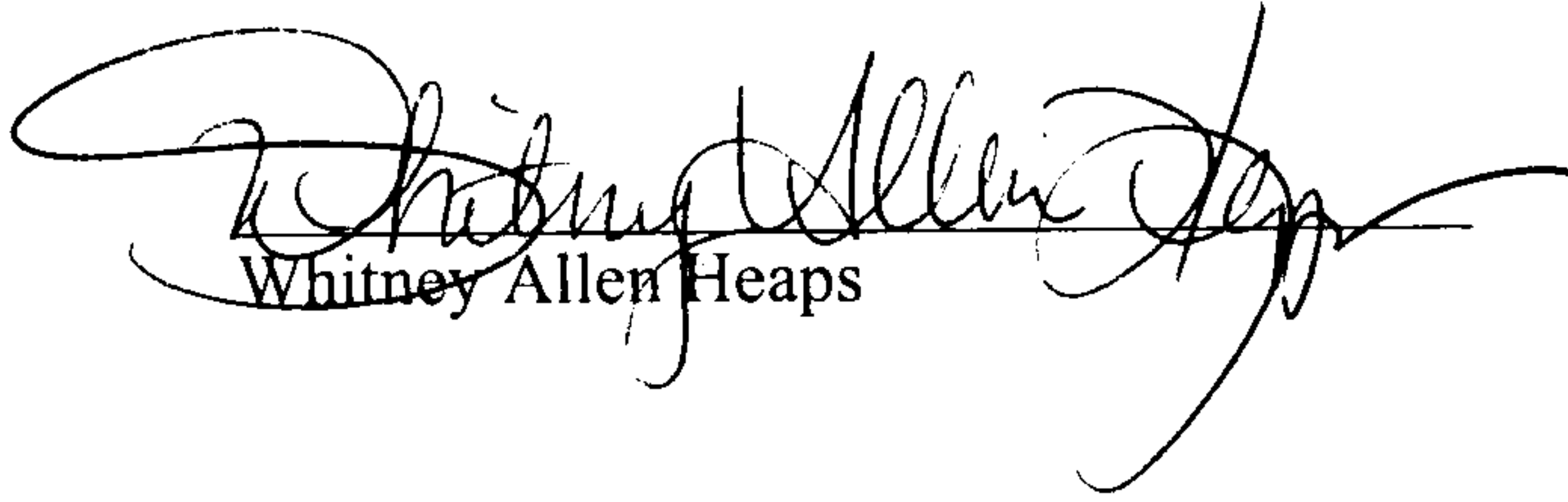
STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amy Lowry Allen Wellingham, an unmarried woman, 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, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal, this the 30 day of January, 2023.

Mary Nelson Little
Notary Public
My Commission Expires: ~~6/24/2022~~ 6/24/2026

GRANTOR:


Whitney Allen Heaps



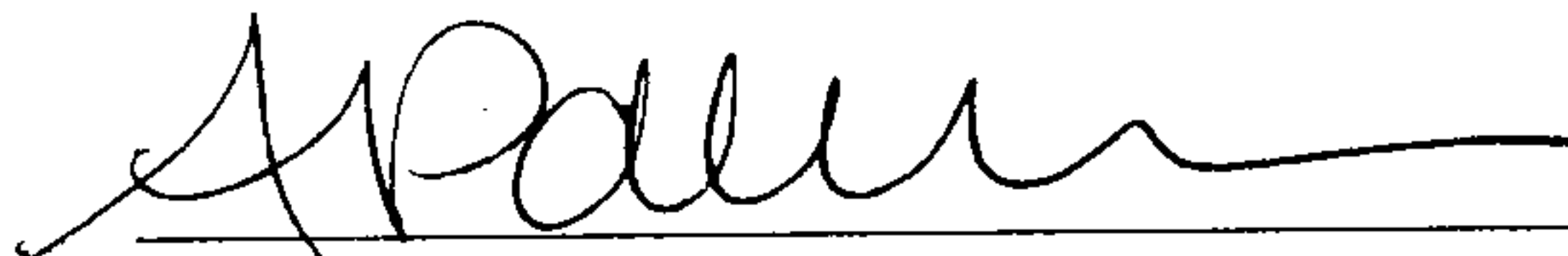
20230316000073010 3/6 \$269.00
Shelby Cnty Judge of Probate, AL
03/16/2023 12:24:40 PM FILED/CERT

STATE OF Alabama

COUNTY OF Madison

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Whitney Allen Heaps, a married woman, 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, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal, this the 31st day of Jan., 2023



Notary Public

My Commission Expires: _____



GRANTOR:

Meghan E. Allen

Meghan Elizabeth Allen



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STATE OF Texas

COUNTY OF TRAVIS

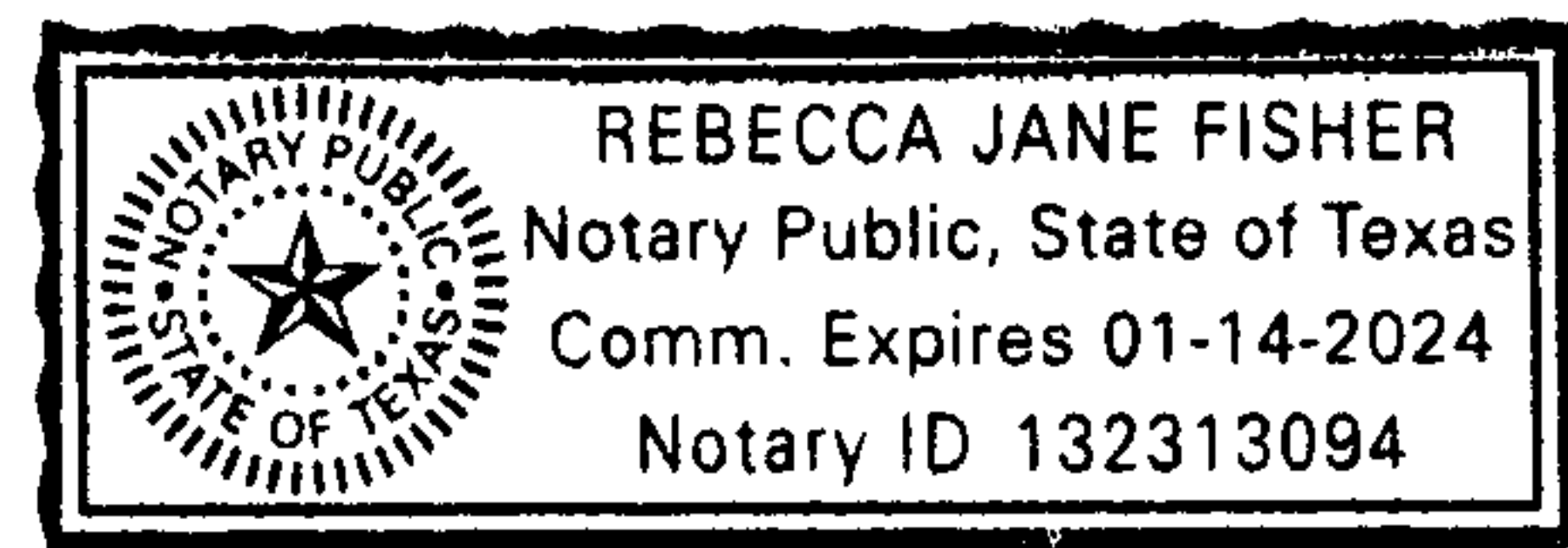
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Meghan Elizabeth Allen, an unmarried woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal, this the 6 day of FEBRUARY, 2023.

[Signature]

Notary Public

My Commission Expires: 01-14-2024





20230316000073010 5/6 \$269.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

LOT 39, ACCORDING TO THE SURVEY OF COTTAGES AT CHESSER, PHASE 1, AS
RECORDED IN MAP BOK 33, PAGE 45, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS
AS MORE PARTICULARLY DESCRIBED IN THE CHESSER PLANTATION
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS
INST. #2002-10788 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA
(WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER
COLLECTIVELY REFERRED TO AS THE "DECLARATION").



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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 Amy Lowry Allen Wellingham, Whitney
Allen Heaps, Meghan Elizabeth Allen
Mailing Address
5742 Annandale Lane
Irondale, AL 35210

Grantee's Name Kenneth Wayne Bartlett
Mailing Address 216 Chesser Way
Chelsea, AL 35043

Property Address 216 Chesser Way
Chelsea, AL 35043

Date of Sale January 6, 2023
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 230,700.00

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 Tax Assessor's Valuation

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 3-6-2023

Print John Braxton Owen

☒ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1