

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

SEND TAX NOTICE TO:
RANDY CHAFTON
272 IVY HILLS CIRCLE
CALERA, AL 35040

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred
Thirty Seven Thousand Five Hundred and 00/100 Dollars (\$237,500.00) paid by the Grantees herein,
the receipt of which is hereby acknowledged, SHELBY RESOURCES, INC., an Alabama corporation
(herein referred to as “Grantor”), does grant, bargain, sell, and convey unto RANDY CHAFTON and
ABIGAIL CHAFTON (herein referred to as “Grantees”) , AS JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP, all of its right, title, and interest in the following described real estate, situated in
SHELBY COUNTY, Alabama, to wit:

LOT 70, ACCORDING TO THE SURVEY OF OLD IVY SUBDIVISION PHASE 2, AS RECORDED
IN MAP BOOK 36, PAGE 6 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

*237,500 of the above-recited purchase price was paid from a mortgage loan closed
simultaneously herewith

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.

IN WITNESS WHEREOF, the Grantor by MICHAEL D. PHILLIPS, as President of SHELBY RESOURCES, INC., an Alabama corporation who is authorized to execute this conveyance has hereunto sets its signature and seal, this 14th day of MARCH, 2023.

SHELBY RESOURCES, INC.

By: Michael D. Phillips
MICHAEL D. PHILLIPS, PRESIDENT

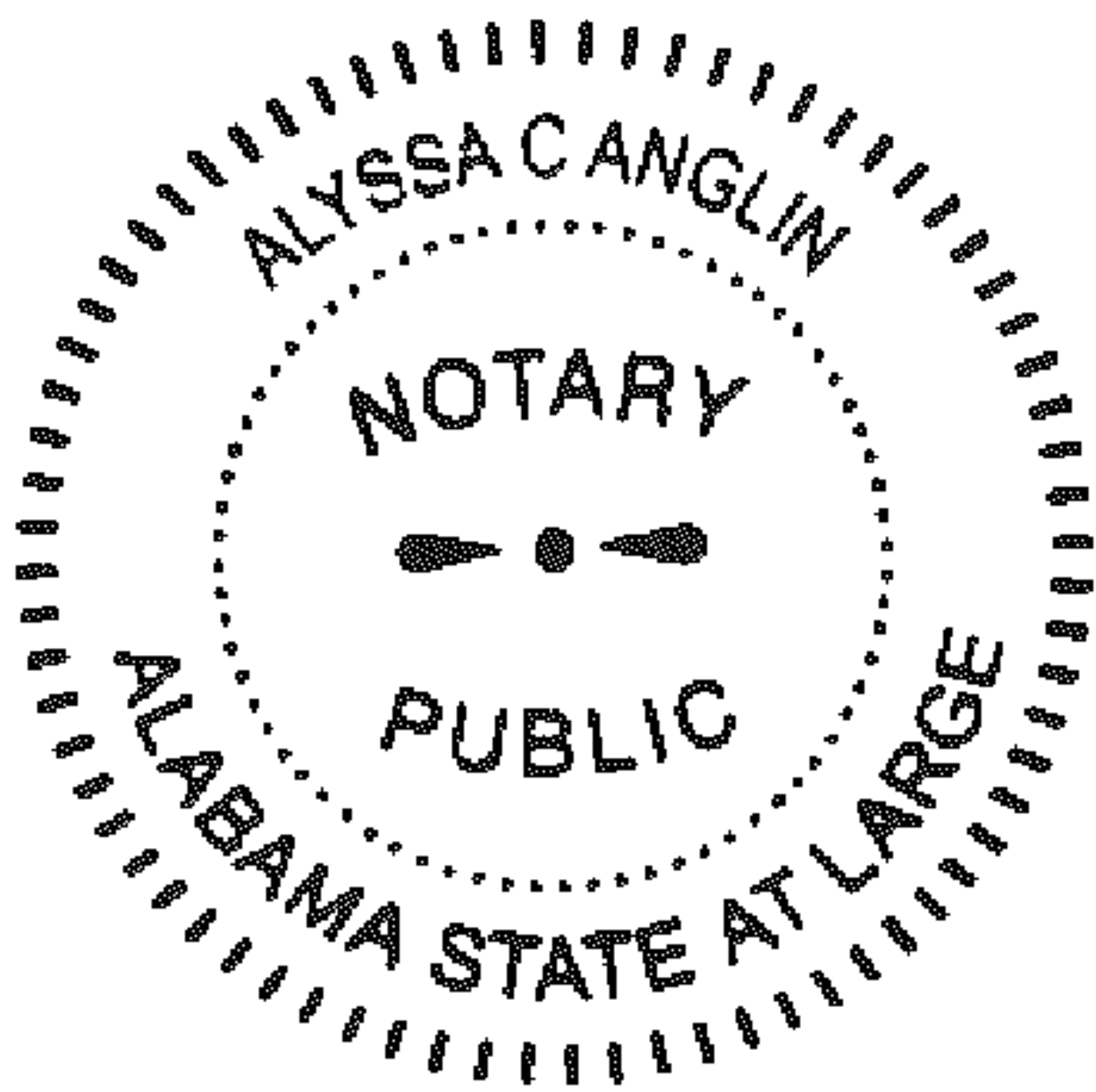
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL D. PHILLIPS, whose name as President of SHELBY RESOURCES, INC., an Alabama corporation, 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 such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 14th day of MARCH, 2023.

Alyssa Anglin
Notary Public

My Commission Expires: 12/4/2025



Real Estate Sales Validation Form

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

Grantor's Name SHELBY RESOURCES, INC.
Mailing Address c/o George Vaughn
100 Olde Towne Road, Suite 105
Vestavia Hills, AL 35216

Grantee's Name RANDY CHAFTON
Mailing Address 272 IVY HILLS CIRCLE
CALERA, AL 35040

Property Address 272 IVY HILLS CIRCLE
CALERA, AL 35040

Date of Sale MARCH 14, 2023
Total Purchase Price \$237,500
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).

Date3/14/2023

Print George M. Vaughn

☐ Unattested
(verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one

eForms

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/21/2023 08:17:06 AM
\$29.00 JOANN
20230321000076640

Alvin S. Bayl