

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

20230413000104530 1/3 \$271.00
Shelby Cnty Judge of Probate, AL
04/13/2023 01:41:23 PM FILED/CERT

WARRANTY DEED

SEND TAX NOTICES TO:

235 Hwy 416
Wilsonville Al 35186

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of One Hundred and 00/100 (\$100.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **Janie Marie Chambers** a Single person, in hand paid by the GRANTEE(S), **Janie Marie Chambers, Trustee of the Janie Marie Chambers Living Trust, dated November 11, 2016, and any amendments thereto**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in SHELBY County, Alabama, to wit:

Begin at the Southwest corner of Lot 25, Walter's Cove Subdivision, First Sector, as recorded in Map Book 5, page 22, in the Office of the Judge of Probate of Shelby County, Alabama; thence proceed Westerly along the North boundary of the 60 foot right of way of County Highway #416 for a distance of 106.0 feet to a point; thence turn an angle of 92 degrees 04 minutes to the right and run along the East boundary of a 10 foot easement for a distance of 191.91 feet to a point; thence turn an angle of 78 degrees 52 minutes to the right and proceed Easterly along the South margin of Carden Channel for a distance of 121.55 feet to a point (being the Northwest corner of said Lot 25, Walter's Cove, First Sector); thence turn an angle of 104 degrees 44 minutes to the right and run along the West boundary of said Lot 25 for a distance of 210.00 feet to the Point of Beginning. Being located in the Northwest 1/4 of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama.

Prior Deed Reference: ID: 20190307000072490.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

Shelby County, AL 04/13/2023
State of Alabama
Deed Tax:\$243.00



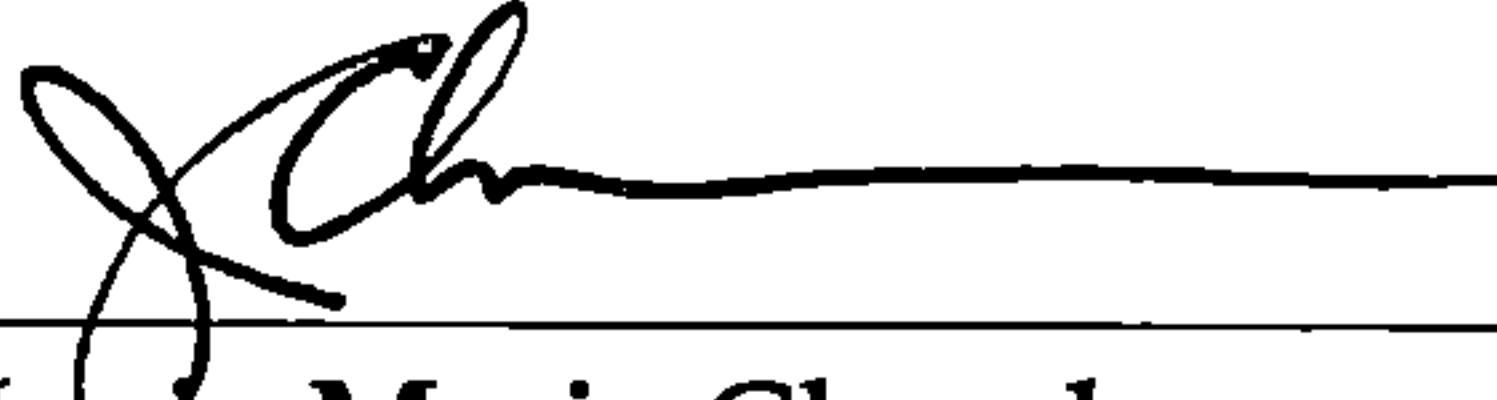
20230413000104530 2/3 \$271.00
Shelby Cnty Judge of Probate, AL
04/13/2023 01:41:23 PM FILED/CERT

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

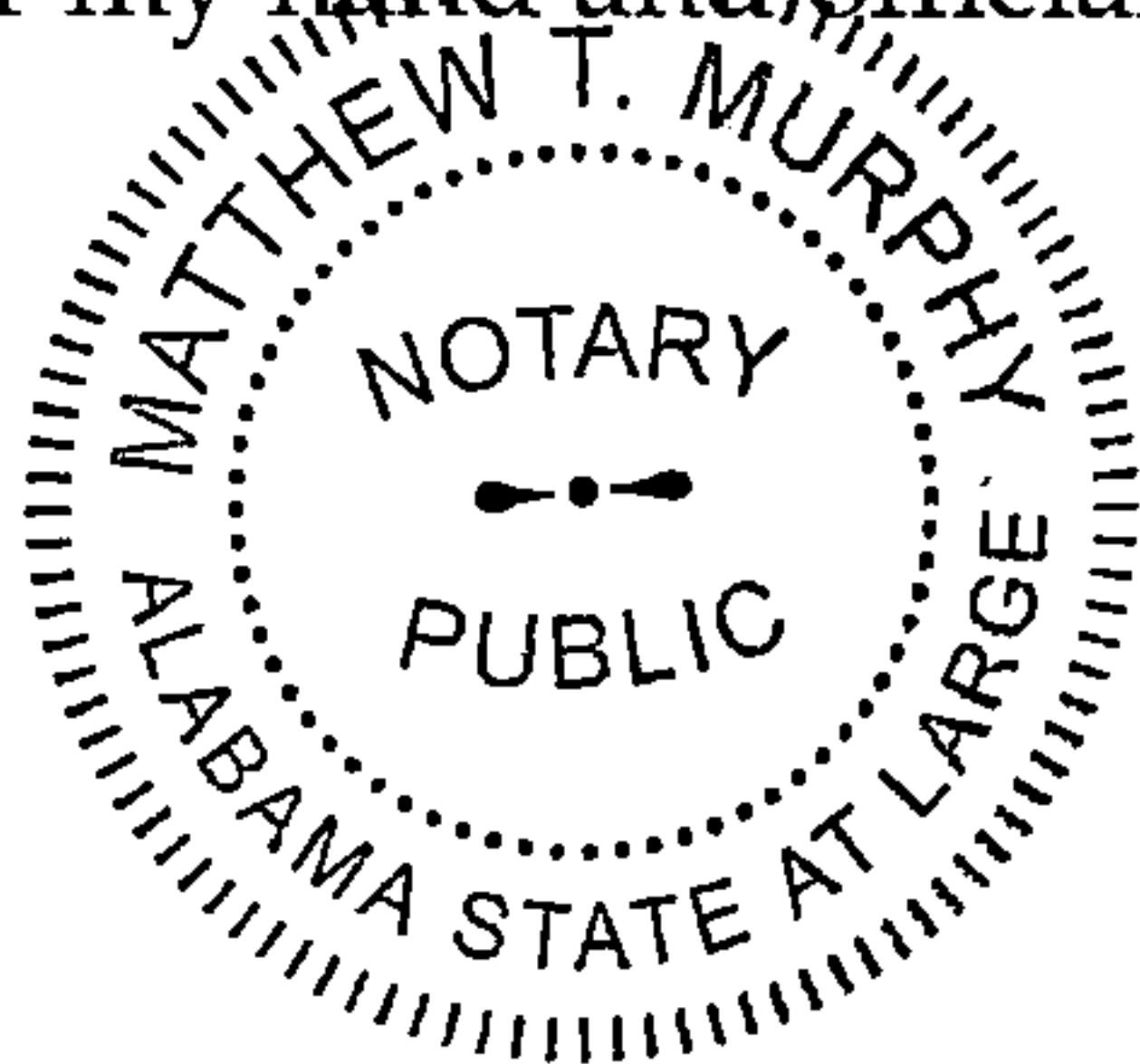
IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 17th day of April, 2023.


Janie Marie Chambers

STATE OF Alabama)
)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify **Janie Marie Chambers** 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, they executed the same voluntarily on the day the same bear's date.

Given under my hand and official seal this 17th day of April, 2023.




NOTARY PUBLIC
My Commission Expires: 12-3-2025

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

JANIE CHAMBERS
235 HWY 416
WILSONVILLE, AL
35186

Grantee's Name JANIE MARIE CHAMBERS LIVING
Mailing Address 235 HWY 416
WILSONVILLE, AL 35186

Property Address

235 HWY 416
WILSONVILLE, AL
35186

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 242,830

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

20230413000104530 3/3 \$271.00

Shelby Cnty Judge of Probate, AL
04/13/2023 01:41:23 PM FILED/CERT

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 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 _____

Print JANIE MARIE CHAMBERS

Unattested

Sign

(verified by)



(Grantor/Grantee/Owner/Agent) circle one