

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Thirty-Four Thousand and No/100 Dollars (\$234,000.00) and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, **David G. Chapin**, a married person (herein referred to as grantor), grant, bargain, sell and convey unto **Alexis A. Haynes and Jacob R. Causey** (herein referred to as grantee) for and during their joint lives, and upon death of any of them, then to the survivor(s) of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

For Ad Valorum tax purposes only, this property is known as 7655 Highway 47, Shelby, AL 35143. This property is not the homesteaded residence of the grantor.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

This document was prepared without the benefit of a title search. No representations are made as to the sufficiency or status of title for the above-described property.

TO HAVE AND TO HOLD to the said GRANTEEES for and during their Joint lives, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns to such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators, covenant with the said GRANTEEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that I have a right to sell and convey the same as aforesaid; and that I will, and my heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

In Witness Whereof, I have hereunto set my hand and seal this 8th day of May, 2023.



David G. Chapin

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **David G. Chapin**, 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, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 8th day of May, 2023.



NOTARY PUBLIC
My Commission Expires: 3/2/27

THIS INSTRUMENT IS PREPARED BY:

David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:

Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244

EXHIBIT A

Legal Description: **COMMENCE AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA AND RUN SOUTH 89°50'30" EAST FOR 22.68 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 47; THENCE LEAVING SAID ROAD, RUN NORTH 89° 54'48" EAST FOR 67.00 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, RUN NORTH 89°54'48" EAST FOR 214.67 FEET, THENCE RUN SOUTH 89°55'19" EAST FOR 267.07 FEET, THENCE RUN SOUTH 34°45'50" WEST FOR 401.10 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 47; THENCE ALONG SAID ROAD, RUN NORTH 44°10'14" WEST FOR 431.30 FEET: THENCE LEAVING SAID ROAD, RUN NORTH 66°58'22" EAST FOR 51.60 FEET TO THE POINT OF BEGINNING. ACCORDING TO THE SURVEY DATED 8/26/2011 BY MICHAEL G. MOATES, ALABAMA LICENSE NUMBER 19262.**

Commonly known as: **7655 Highway 47, Shelby, AL 35143**

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

Grantor's Name David G. Chapin
 Mailing Address 141 Cheshire Lane
Pelham, AL 35124

Grantee's Name Alexis A. Haynes
 Mailing Address 228 County Road 868
Montevallo, AL 35115

Property Address 7655 Highway 47
Shelby, AL 35143

Date of Sale May 8, 2023Total Purchase Price \$234,000.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed 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 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 May 8, 2023

Print Leanne G Ward

Unattested

(verified by)

Sign Leanne G Ward

(Grantor/Grantee/Owner/Agent) circle one