

This instrument prepared by:

Morrison Honea, LLC

101 North Main Street

Columbiana, Al 35051

Send Tax Notice to:

Ms. Patricia Hawes-Hipps

3013 Chelsea Park Ridge

Chelsea, Al 35043

GENERAL WARRANTY DEED



20230614000178680 1/3 \$143.00
Shelby Cnty Judge of Probate, AL
06/14/2023 11:24:38 AM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration

of the sum of **ONE and NO/100 (\$1.00)** and other good and valuable considerations paid to the undersigned, the receipt whereof is acknowledged, I, **PATRICIA G. HAWES-HIPPS**, an unmarried woman (herein referred to as GRANTOR) with full authority, do grant, bargain, sell and convey unto **PATRICIA G. HAWES-HIPPS AND GALYNN MUYSHONDT** (herein referred to as GRANTEES), to own as JTWROS, in FEE SIMPLE the following described real estate situated in Shelby County, Alabama to-wit:

Lot 4-88 according to the Map and Survey of Chelsea Par 4th Sector, as recorded in Map Book 34, Page 147 A&B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as described in particularity in the Declaration of Easements and Master Protective Covenants of Chelsea Park, filed as Record No. 20041014000566950 in the Probate Office of Shelby County, Alabama.

Subject to:

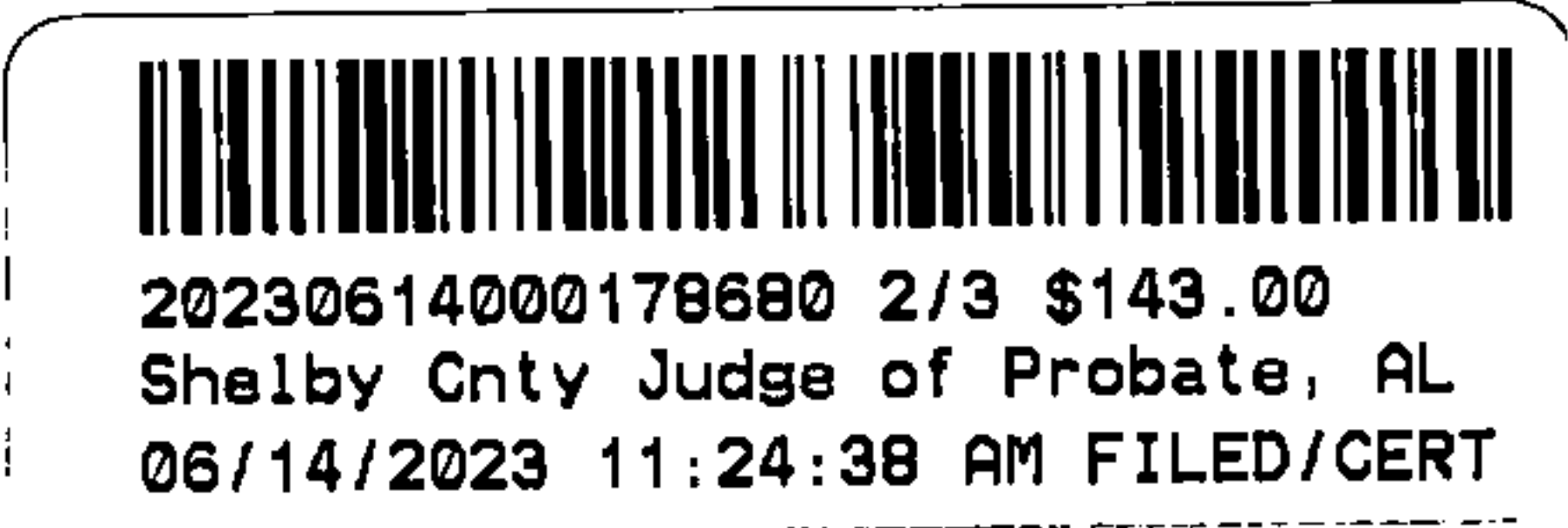
- General tax assessments, current and subsequent
- Municipal fees and assessments, if any
- Mineral rights are NOT owned by Grantor
- Easements, encroachments, and rights-of-ways shown or recorded in amendments thereto
- Rights of party easement agreement in Instrument number 20041014000566950 and 20050425000195430

Property address: 3013 Chelsea Park Ridge, Chelsea, Alabama 35043

Parcel Number: 09 7 36 1 004 088.000

Shelby County, AL 06/14/2023
State of Alabama
Deed Tax: \$115.00

THIS DEED PREPARED WITHOUT EXAMINATION OF THE TITLE OR SURVEY and its intent is to convey all property acquired in the source deed, Instrument #20180827000307220, whether or not correctly described above.



TO HAVE AND TO HOLD unto the said Grantees, his/her/their heirs and I, PATRICIA G. HAWES-HIPPS do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all known encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal on June 14, 2023.

A handwritten signature in cursive script that reads "Patricia G. Hawes-Hipps", written over a horizontal line.

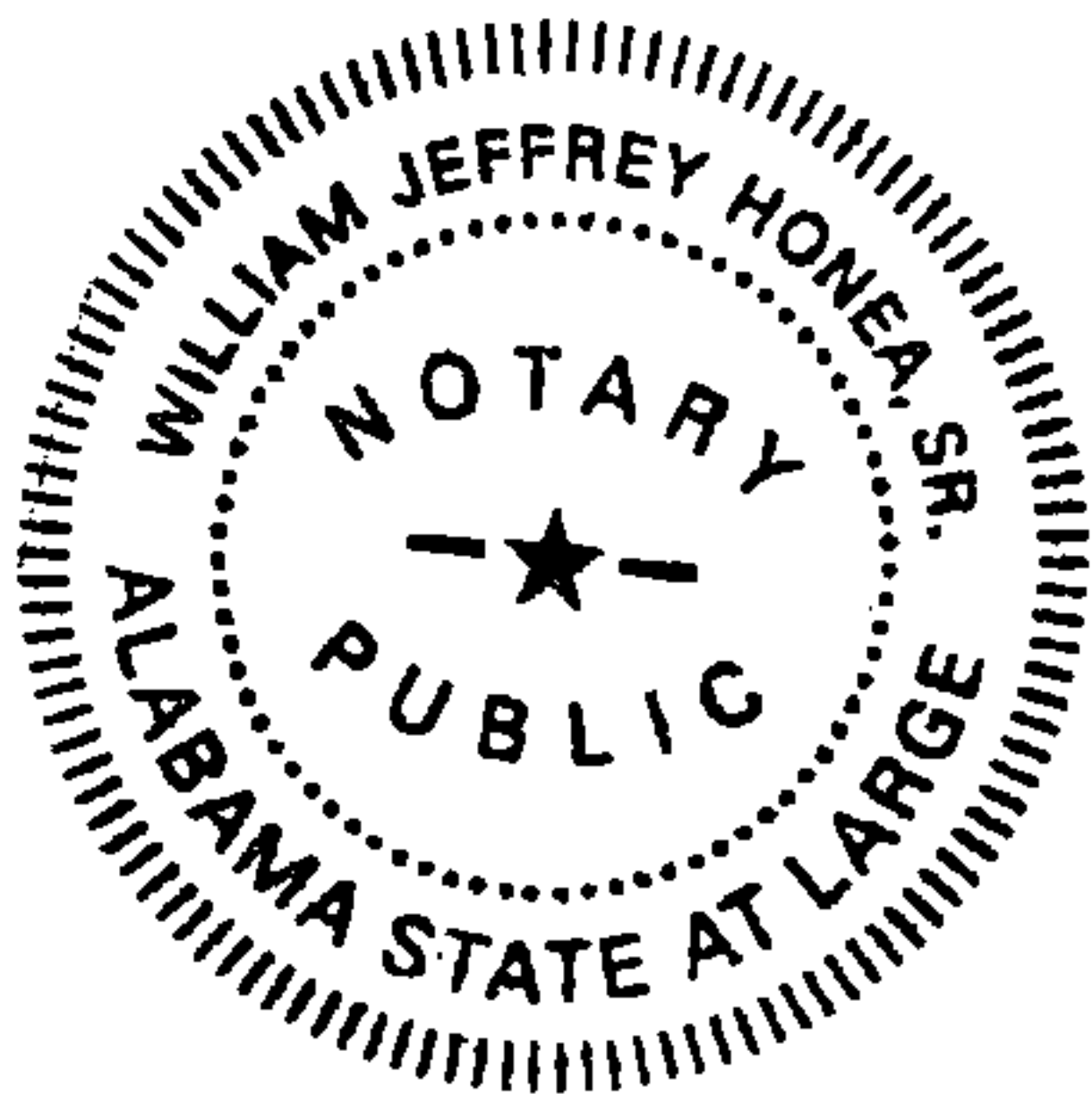
PATRICIA G. HAWES-HIPPS

State of **Alabama**

County of **SHELBY**

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that **PATRICIA G. HAWES-HIPPS**, 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, he executed the same voluntarily on the day the same bears date.

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



A handwritten signature in cursive script, likely "William Jeffrey Honea, Sr.", written over a horizontal line.

Notary Public

Commission expires: 8/30

Real Estate Sales Validation Form

20230614000178680 3/3 \$143.00
Shelby Cnty Judge of Probate, AL
06/14/2023 11:24:38 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Patricia Hawes-Hipps
Mailing Address 3013 Chelsea Park Rdg
Chelsea, AL 35043

Grantee's Name Patricia Hawes-Hipps and Gaylynn Muyschondt
Mailing Address 3013 Chelsea Park Rdg
Chelsea, AL 35043

Property Address 3013 Chelsea Park Rdg
Chelsea, AL 35043

Date of Sale 6/14/2023
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$1/2=115,000.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other 1/2 of Tax Assessor's Value
☐ 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).

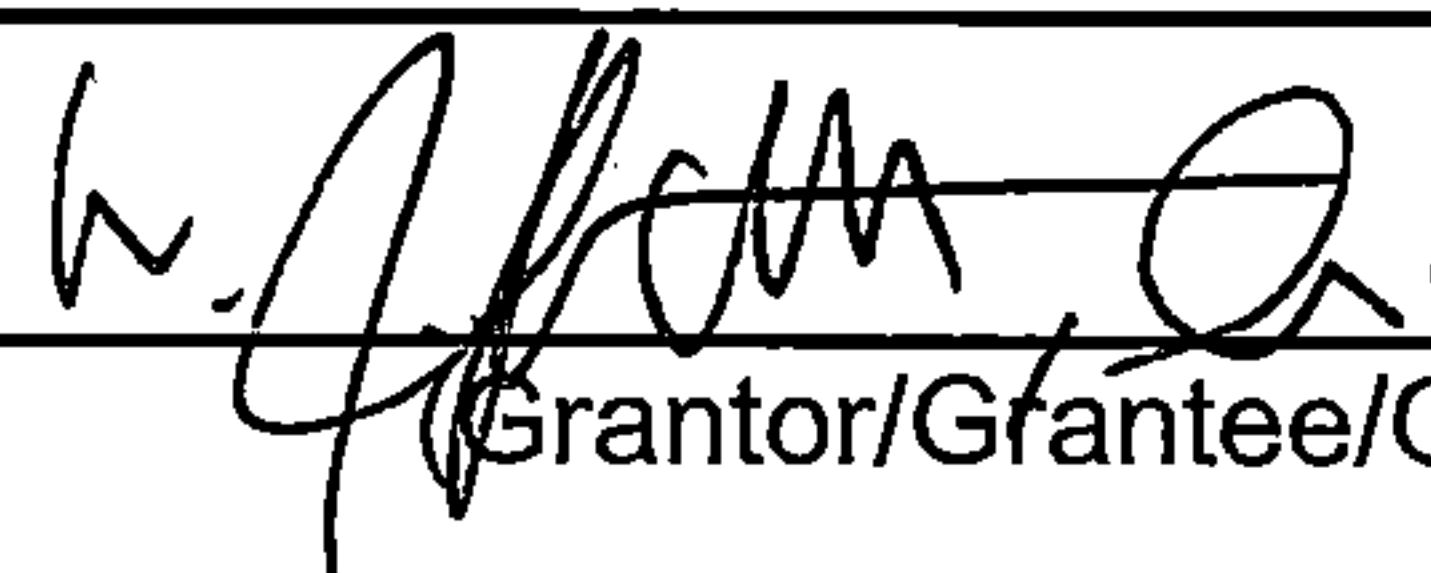
Date 6/14/2023

Print W. Jeff Honea, Sr.

☐ Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one