

20230616000180620 1/4 \$396.00  
Shelby Cnty Judge of Probate, AL  
06/16/2023 10:18:20 AM FILED/CERT

Send Tax Bills To:  
Lilley Properties, LLC  
c/o Robert James Lilley, III  
2007 Watermill Lane  
Birmingham, Alabama 35242

This Instrument Prepared by:  
Neil E. Senkbeil, Esq.  
Deep South Title, LLC  
4000 Eagle Point Corporate  
Birmingham, Alabama 35242

STATE OF ALABAMA       )  
                                      :  
COUNTY OF SHELBY     )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is acknowledged, the undersigned, **ROBERT JAMES LILLEY, III**, a married man ("Grantor") does hereby grant, bargain, sell and convey unto **LILLEY PROPERTIES, LLC**, an Alabama limited liability company ("Grantee"), and its successors and assigns, the following described real estate, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto:

See EXHIBIT "A" attached hereto.

Subject to all covenants, conditions, restrictions, easements and mortgages of record.

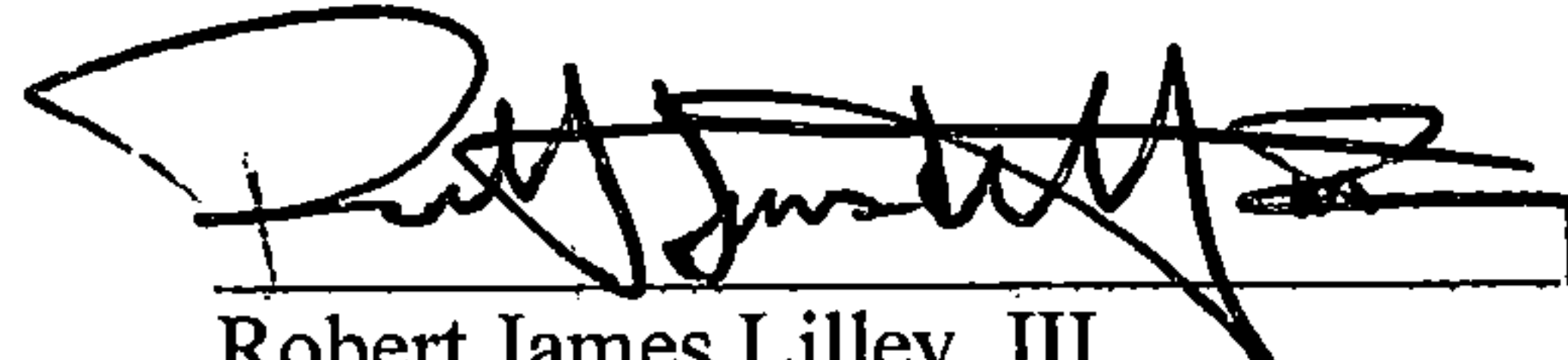
This instrument was prepared without benefit of title examination and drafter makes no representations or warranties respecting same.

Subject property is not the homestead of the grantor or his spouse.

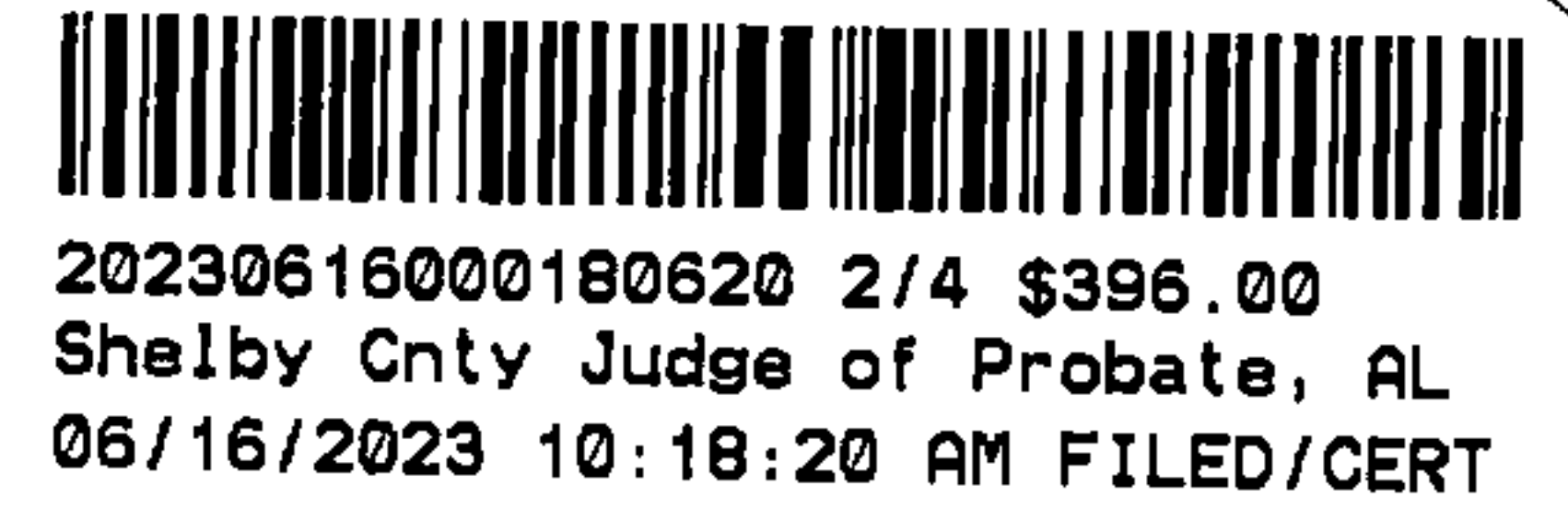
TO HAVE AND TO HOLD to the said Grantee, and the successors and assigns of Grantee. And Grantor does for herself, and for the heirs, executors, administrators, successors and assigns of Grantor covenant with the said Grantee, and the successors and assigns of Grantee, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the heirs, executors, administrators, successors and assigns of Grantor shall warrant and defend the same to the said Grantee, and the successors and assigns of Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals as of this 27<sup>th</sup> day of April, 2023.

"GRANTOR:"

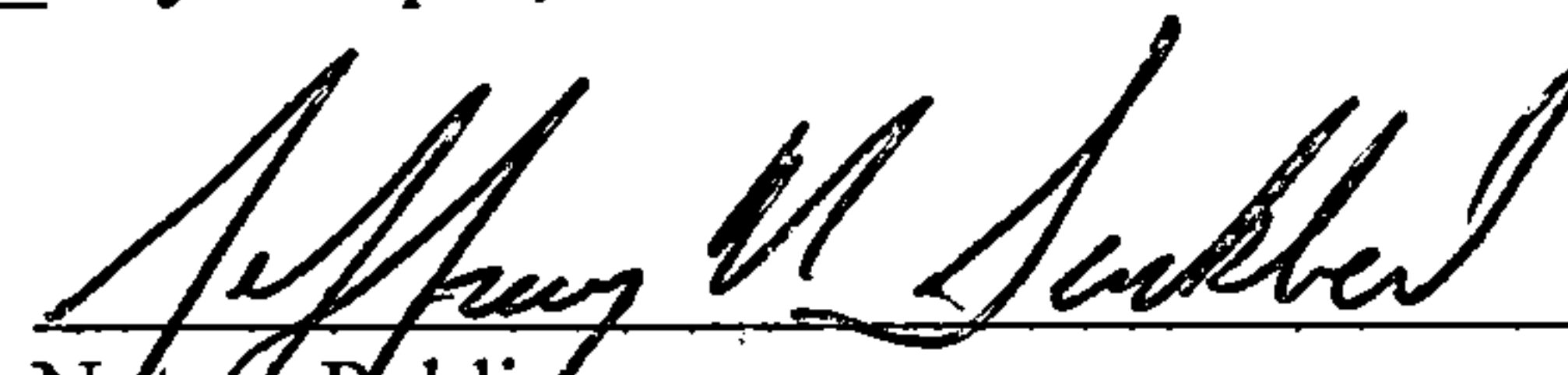
  
Robert James Lilley, III [SEAL]

STATE OF ALABAMA       )  
                                      :  
COUNTY OF SHELBY     )



I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **ROBERT JAMES LILLEY, III**, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of April, 2023.

  
Notary Public  
My Commission Expires: 5-6-2025

5/6/2025  
10:18:20 AM  
FILED/CERT



20230616000180620 3/4 \$396.00  
Shelby Cnty Judge of Probate, AL  
06/16/2023 10:18:20 AM FILED/CERT

**EXHIBIT "A"**

Lot 12-19, according to the Survey of Chelsea Park 12<sup>th</sup> Sector, Phase Two, as recorded in Map Book 53, Page 52, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 12<sup>th</sup> Sector, as recorded as Instrument No. 20200324000116900 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").



# Real Estate Sales Validation Form

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



20230616000180620 4/4 \$396.00  
Shelby Cnty Judge of Probate, AL  
06/16/2023 10:18:20 AM FILED/CERT

Grantor's Name Robert James Lilley, III  
Mailing Address 2007 Watermill Lane  
Birmingham, AL 35242

Grantee's Name Lilley Properties, LLC  
Mailing Address Robert James Lilley, III  
2007 Watermill Lane  
Birmingham, AL 35242

Property Address 2007 Watermill Lane  
Birmingham, AL 35242

Date of Sale April 27, 2023

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ 364,900.00

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

☐ Appraisal

☐ Sales Contract

☒ Other \$364,900 less assumption of \$273,750 mortgage=\$91,150

☐ 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 4-27-2023

Print Jeffrey N. Senkbeil

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1