

**This instrument was prepared by:**  
Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road  
Birmingham, Alabama 35243

**Send Tax Notice To:**  
Mike J. Tempel and Carrie E. Tempel  
209 Park View Cir  
Chelsea, AL35043

**WARRANTY DEED – Joint Tenants With Right of Survivorship**

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS (\$370,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

**Jordan Anderson and Guetty Anderson, a married couple**

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

**Mike J. Tempel and Carrie E. Tempel**

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 1551, according to the Survey of Chelsea Park, 15th Sector, as recorded in Map Book 50, pages 62 A & B in the Probate Office of Shelby County, Alabama.**

**TOGETHER with the nonexclusive easement to the use of the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision recorded in Instrument No. 20041014000566950, amended in Instrument No. 20061229000634370, amended in Instrument No. 20110915000274050, amended in Instrument No. 20151230000442850, and Declaration of Covenants, Conditions and Restrictions for Chelsea Park, 15th Sector, recorded in Instrument No. 20190617000212480 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").**

**SUBJECT TO ALL MATTERS OF RECORD**

**\$382,210.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

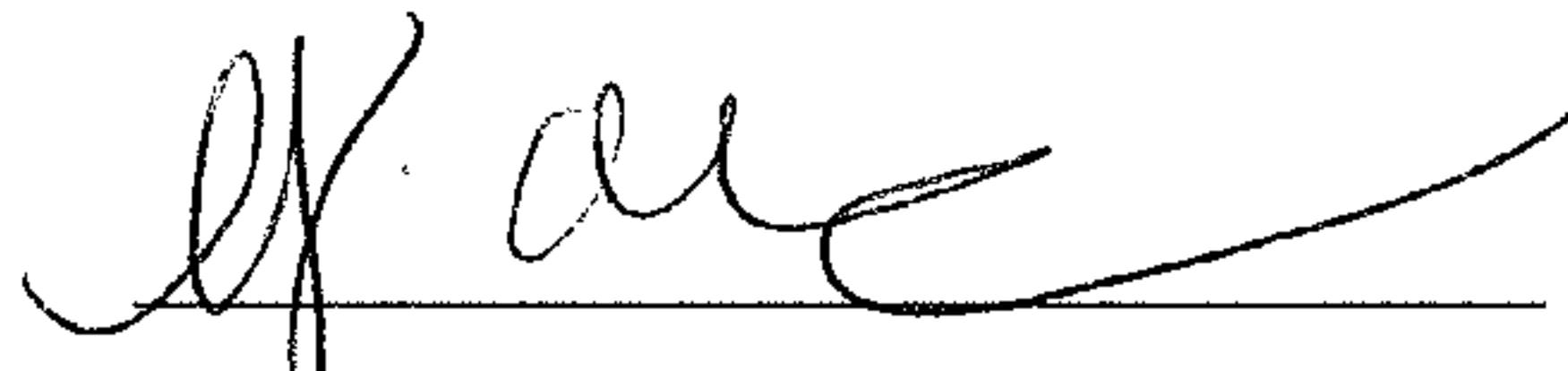
TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our 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 encumbrances, unless otherwise noted above; 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, I have hereunto set my hand and seal this 14<sup>th</sup> day of June, 2023.

  
\_\_\_\_\_

Jordan Anderson


  
\_\_\_\_\_

Guetty Anderson

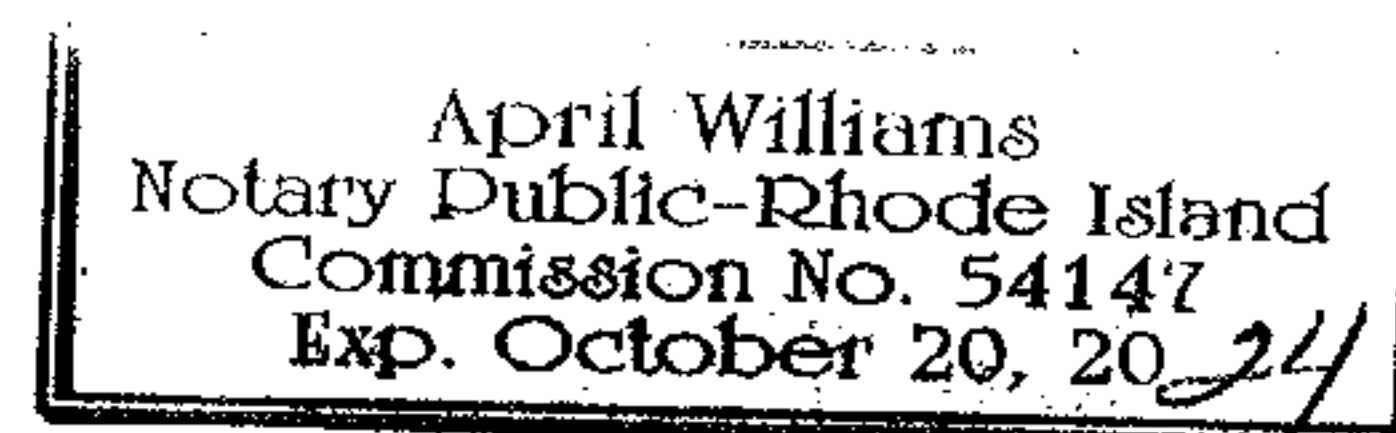
STATE OF Rhode Island  
COUNTY OF Providence

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jordan Anderson and Guetty Anderson**, whose names are signed to the foregoing conveyance and who 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 bears date.

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

  
\_\_\_\_\_  
Notary Public *com exp 10/20/2024*

My Commission Expires:





**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**06/22/2023 09:31:54 AM**  
**\$29.00 PAYGE**  
**20230622000185330**

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name Jordan Anderson and Guetty Anderson  
 Mailing Address 16 Watauga Avenue  
North Providence, RI 02911

Grantee's Name Mike J. Tempel and Carrie E. Tempel  
 Mailing Address 209 Park View Cir  
Chelsea, AL 35043

Property Address 209 Park View Cir  
Chelsea, AL 35043

Date of Sale June 16, 2023  
 Total Purchase Price \$370,000.00  
 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).

Date: June 16, 2023

☐ Unattested  
☐ (verified by) \_\_\_\_\_

Print: Shannon Anderson  
 Sign: Shannon Anderson  
 (Grantor/Grantee/ Owner/Agent) circle one

**Form RT-1**