

STATE OF ALABAMA)
)
SHELBY COUNTY)

SEND TAX NOTICE TO:
3096 Chelsea Park Ridge
Chelsea, AL 35043

THIS INDENTURE made and entered into on this the 19 day of July, 2023, by and between **Margaret Eads**, an unmarried woman, as grantor, and **30% to William Alan DeToma, 45% to Theresa Marie Lennon, and 25% to Anthony Thomas Serdenis**, as grantees,

WITNESSETH: That the grantor for and in consideration of the sum of Ten and no/100 dollars (\$10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, has this day given, granted, bargained, sold, conveyed and confirmed and by these presents does give, grant, bargain, sell, convey and confirm unto the grantees a remainder interest, reserving unto **Margaret Eads** a life estate only, in all that certain lot or parcel of land situated in the County of Shelby and State of Alabama, described as follows, to wit:

Lot 4-39, according to the Map and Survey of Chelsea Park 4th Sector, as recorded in Map Book 34, Page 147 A&B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the common areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a residential subdivision, executed by the Grantor and filed for record as Inst. No. 20041014000566950 and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 4th Sector executed by grantor and Chelsea Park Residential Association, Inc., and Recorded as Inst. No 20050425000195430 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

The description for this conveyance is provided by the parties. The preparer has rendered no opinion as to the accuracy of said description, the acreage included in said description, or the status of the title to the lands conveyed.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD unto the grantees upon the expiration of the life estate reserved by **Margaret Eads**, herein, and the said grantor covenants and agrees with said grantees that she is seized of an indefeasible estate in fee simple of said property and the same is free from encumbrances, except aforesaid, and that she as a good and lawful right to sell and convey the same and that she will forever warrant and defend the title to the same unto the said grantees and unto their heirs and against the lawful demands and claims of all persons whomsoever.

IN WITNESS WHEREOF, **Margaret Eads** has hereunto set her hand and affixed her seal on this day and date first above written.

Margaret Eads
Margaret Eads

STATE OF ALABAMA)
)
)
JEFFERSON COUNTY)

20230725000222090 2/3 \$287.00
Shelby Cnty Judge of Probate, AL
07/25/2023 01:32:05 PM FILED/CERT

I, the undersigned Notary Public, State at Large, hereby certifies that **Margaret Eads**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand this 19th day of July, 2023.

Leticia S. Beno

Notary Public

My commission expires:

My Commission Expires July 30, 2024

This instrument prepared by:
Karen M. Hennecy
PARKER & HENNECY, LLC
500 Office Park Drive, Suite 100
Birmingham, AL 35223
205-313-2457
karen@parkerhennecy.com

Real Estate Sales Validation Form

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

20230725000222090 3/3 \$287.00
Shelby Cnty Judge of Probate, AL
07/25/2023 01:32:05 PM FILED/CERT



Grantor's Name Margaret Eads
Mailing Address 3096 Chelsea Park Ridge
Chelsea, AL 35043

Grantee's Name Margaret Eads
Mailing Address 3096 Chelsea Park Ridge
Chelsea, AL 35043

Property Address 3096 Chelsea Park Ridge
Chelsea, AL 35043

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 259,000

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 Shelby County Tax Assessor

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 Margaret Eads

Unattested

(verified by)

Sign Margaret Eads

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1