

This Instrument was Prepared by:

Send Tax Notice To: Harpersville LD, LLC

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

31 Dogwood Dr  
Chelsea AL 35045

File No.: S-23-29309

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Thomas Albert Chatham II**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Harpersville LD, LLC, an Alabama limited liability company** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to 2023 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of record.**

**\$165,000.00 and \$100,000.00** of the purchase price of the above described property was financed with the proceeds of mortgages loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2nd day of August, 2023.

Thomas Albert Chatham II  
Thomas Albert Chatham II

State of Alabama

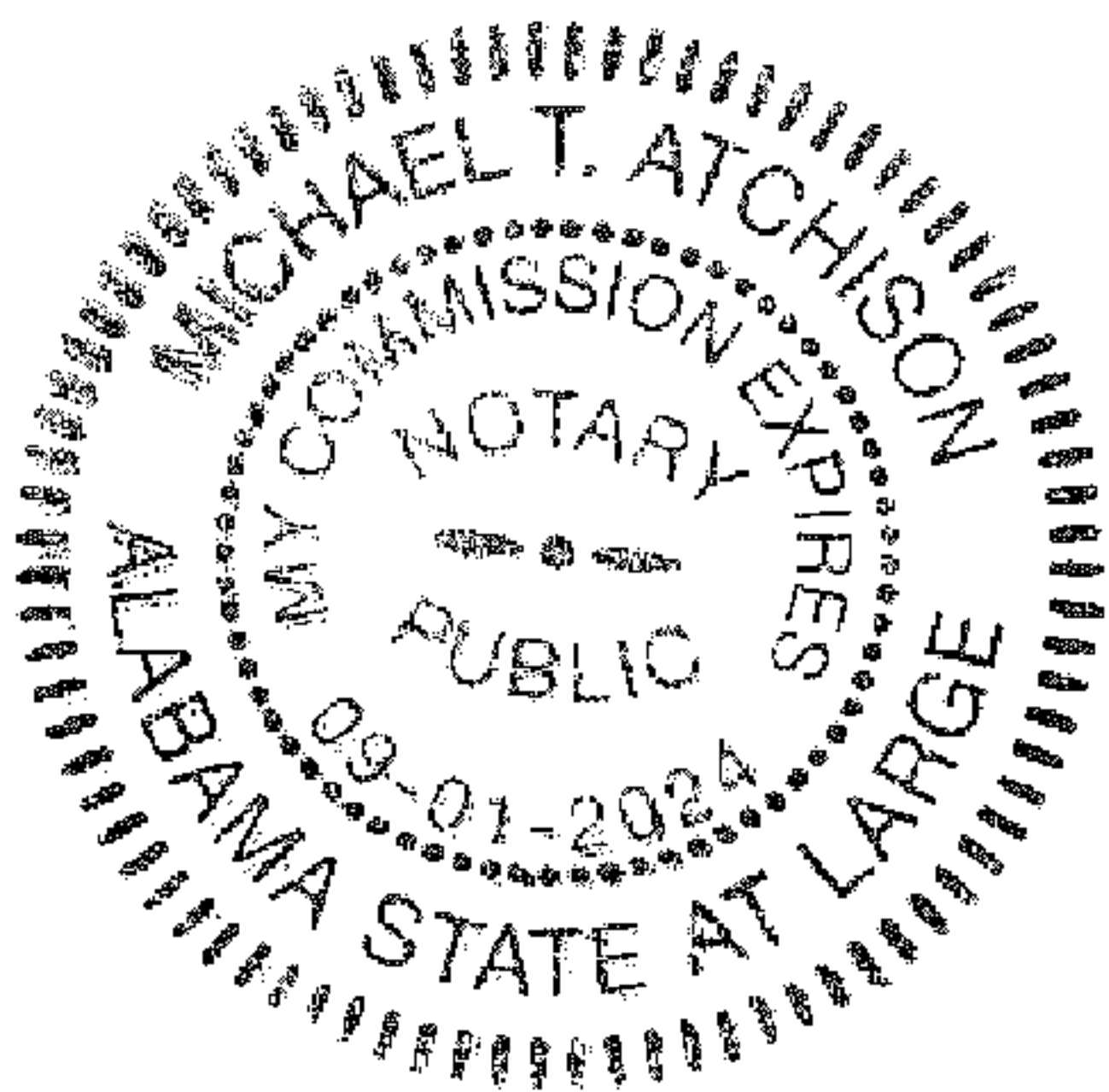
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that **Thomas Albert Chatham II**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of August, 2023.

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: 9-1-24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LOT 15A - Being part of Lot 15 of the Charles W. Mobley Subdivision, as recorded in Map Book 8, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

BEGIN at the SW Corner of Lot 15 of the Charles W. Mobley Subdivision, as recorded in Map Book 8, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N00°01'30"W a distance of 685.76'; thence S89°51'45"E a distance of 662.62'; thence N00°01'30"W a distance of 657.16'; thence S89°51'45"E a distance of 1767.01' to the Westerly R.O.W. line of Sun Valley Road; thence S30°23'00"E and along said R.O.W. line a distance of 130.00'; thence N88°42'20"W and leaving said R.O.W. line a distance of 685.80'; thence S22°43'00"W a distance of 1337.56'; thence S89°42'21"W a distance of 1292.65' to the POINT OF BEGINNING. Said Parcel situated in Section 3, Township 20 South, Range 2 East, Shelby County, Alabama.

According to the survey of Rodney Shiflett #22419 on June 14, 2022.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/04/2023 02:29:43 PM  
 \$29.00 JOANN  
 20230804000236320

*Alvin 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 Thomas Albert Chatham  
 Mailing Address P.O. Box 120  
Harpersville, AL 35078

Grantee's Name Harpersville LLC  
 Mailing Address 31 Baywood Dr  
Chelsen, AL 35043

Property Address 382 Emerson H. II  
Harpersville, AL 35078

Date of Sale 8-2-23  
 Total Purchase Price \$ 250,000.00

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 8-2-23

Print Thomas Albert Chatham II

Sign Thomas Albert Chatham II

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1