



20231012000303080 1/2 \$325.00
Shelby Cnty Judge of Probate, AL
10/12/2023 04:02:46 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Mark S. Boardman
BOARDMAN, CARR, PETELOS, WATKINS & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043
The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
Diane L. Acomb and James C. Acomb II
3205 Highway 69
Chelsea, Alabama 35043

STATE OF ALABAMA)
)
SHELBY COUNTY) **STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar and 00/100 Dollars (\$1.00), and other good and valuable consideration, this day in hand paid to and the receipt whereof is hereby acknowledged by, the undersigned GRANTOR, **Diane Logos Acomb, who is married to the other Grantee** (hereinafter referred to as GRANTOR), the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **James Chester Acomb II and Diane Logos Acomb, Husband and Wife as joint tenants, with right of survivorship** (hereinafter referred to as GRANTEES), the following described Real Estate, lying and being in the County of ~~Jefferson~~ ^{Shelby}, State of Alabama, to-wit:

Lot 24, according to the Amended Plat of Chesser Plantation, Phase I, Sector I, recorded in Map Book 31 Page 21 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2002-10788 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration"). Subject to all terms and provisions of the Declaration and in Map Book 31 page 21 A & B in the Probate Office of Shelby County, Alabama.

Subject to mining and mineral rights not owed by Grantor and subject to existing easements, current or past taxes, restrictions, set-back lines, assessments, covenants and rights of way, if any, of record and any other matters of record. Subject to any accrued taxes or assessments not yet due and payable.

This is NOT the homestead of the Grantor and Grantees. This Deed is executed for estate planning purposes.

Note: The preparer of this deed has not researched the title to subject property.

To have and to hold the said above described unto the GRANTEES as joint tenants, with right of survivorship, together with all and singular the rights, privileges, tenements, hereditaments, appurtenances, and improvements thereunto belonging or in anywise appertaining and unto GRANTEES, its successors and assigns forever.

IN WITNESS WHEREOF, said GRANTOR, **Diane Logos Acomb**, a married individual, has hereunto set her hand and seal this the 12th day of October, 2023.


DIANE LOGOS ACOMB

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Diane Logos Acomb**, 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 the Instrument she executed the same voluntarily for and as the act of said corporation on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of October, 2023.


NOTARY PUBLIC, Mark S. Boardman
My Commission Expires: 10/26/2026

SEAL

Shelby County, AL 10/12/2023
State of Alabama
Deed Tax: \$300.00

Real Estate Sales Validation Form

20231012000303080 2/2 \$325.00
Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 (h).

Grantor's Name Diane Logos Acomb
Mailing Address 3205 Highway 69
Chelsea, Alabama 35043

Grantee's Name James Chester Acomb, II and
Diane Logos Acomb
Mailing Address 3205 Highway 69
Chelsea, Alabama 35043

Property Address 507 Chesser Circle
Chelsea, Alabama 35043

Date of Sale 10/12/2023
Total Purchase Price \$

or
Actual Value \$300,000

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 This is a transfer from wife to husband and wife for
☐ Closing Statement estate planning purposes.

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 10-12-23

Print Diane L. Acomb

Unattested

Sign

Diane L. Acomb

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1