



20240201000026210 1/3 \$64.00
Shelby Cnty Judge of Probate, AL
02/01/2024 11:52:27 AM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED
(No Title Search Conducted)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of THIRTY-SIX THOUSAND AND NO/100 DOLLARS (\$36,000.00), and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **DORIS W. DODD**, a married woman, and **MERRILL W. DODD**, a married man, hereinafter called "Grantor" does hereby GRANT, BARGAIN, SELL AND CONVEY, unto **JASON LEE CHESTNUT**, a single male, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land lying and being situated in the SW $\frac{1}{4}$ -SW $\frac{1}{4}$, Section 9, Township 22 South, Range 2 West, Shelby County, Alabama, described more particularly as follows: From the SW corner of Section 9 (an old iron pin found), run East along the South section line for 666.1 feet to a point where a fence, if extended, would intersect said line; deflect left 91 deg. and run Northerly along said fence extension and fence proper, for 344 feet to the point of beginning of subject lot; from said point thus established continue said course along said line for 315 feet to a fence; thence deflect right 91 deg. and run Easterly along said fence for 393.2 feet to a fence corner post; thence deflect right 89 degrees and run Southerly for 105 feet; thence deflect left 89 degrees and run Easterly for 49.8 feet; thence deflect right 89 deg. and run Southerly 210 feet; thence deflect right 91 degrees and run Westerly for 443.0 feet, and back to the point of beginning. According to the survey of R. B. Perry, Engr. and surveyor, Ala. Reg. No. 296, and dated 29th March 1983.

This conveyance is subject to all easements, rights-of-way and restrictions of record affecting said property.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

Initials



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IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this the 4th day of October, 2007, at Birmingham, Alabama.

GRANTORS:

Doris W. Dodd (L.S.)
Doris W. Dodd

Merrill W. Dodd (L.S.)
Merrill W. Dodd

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Deborah Nable Quinn, a Notary Public for the State of Alabama at Large, hereby certify that **Doris W. Dodd and Merrill W. Dodd**, whose names are signed to the foregoing Warranty Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that they executed the same voluntarily on the day the same bears date.

Deborah Nable Quinn
Notary Public
My Commission Expires: 5/21/11

THIS DOCUMENT PREPARED BY:
THE HARWELL LAW FIRM
PO Box 380966
Birmingham, AL 35238
(205)980-1445

Real Estate Sales Validation Form

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

Grantor's Name Merrill + Doris Dodd
Mailing Address 225 Hwy 209
CALESA, AL 35040

Grantee's Name Jason Chestnut
Mailing Address 938 Timberline Cir.
CALESA, AL 35040

Property Address 225 Hwy 209
CALESA AL 35040

Date of Sale Oct. 4th 2007
Total Purchase Price \$ 36,000.00
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 any.

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 2/1/24

Unattested

(verified by)

Print Jason Chestnut

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

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