

This Instrument was Prepared by: Send Tax Notice To: Treasure Deavon Wood

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

File No.: S-24-29650

WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **One Hundred Thousand Dollars and No Cents (\$100,000.00)**, 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, **Michelle Chatham**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Treasure Deavon Wood**, (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 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage 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 9th day of February, 2024.

Michelle Chatham
Michelle Chatham

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 Michelle Chatham, 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 9th day of February, 2024.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-2024

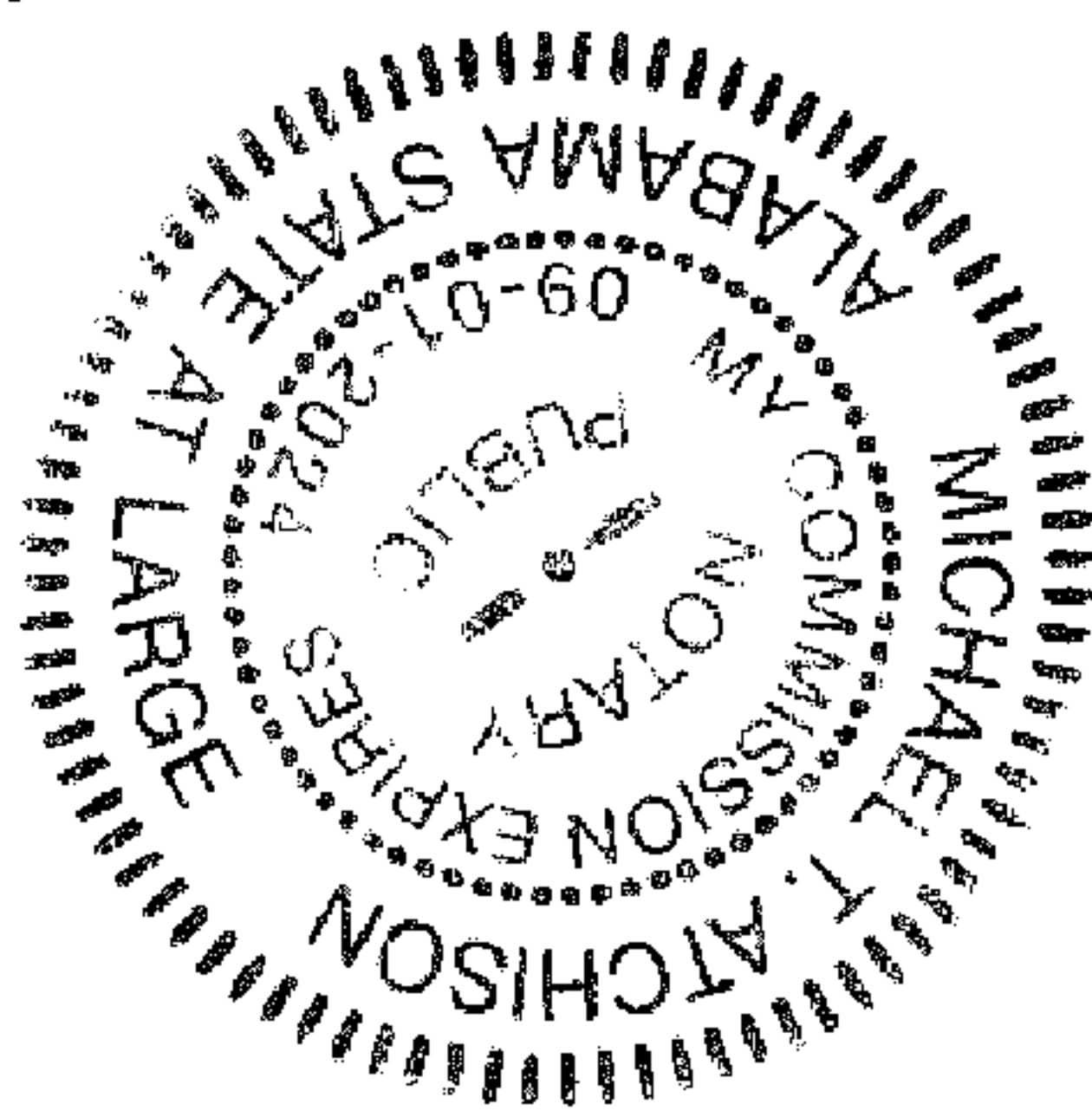


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the NE corner of Lot 15 of the Charles W. Mobley Subdivision, as recorded in Map Book 8, Page 124, in the Office of the Probate Court of Shelby County, Alabama, said point being the POINT OF BEGINNING. Thence South 87 degrees 49 minutes 20 seconds East, a distance of 631.99 feet; thence North 00 degrees 16 minutes 09 seconds East, a distance of 687.77 feet; thence North 02 degrees 33 minutes 32 seconds West, a distance of 478.66 feet; thence South 85 degrees 46 minutes 49 seconds West, a distance of 181.76 feet; thence South 89 degrees 36 minutes 02 seconds West, a distance of 210.44 feet; thence South 89 degrees 46 minutes 24 seconds West, a distance of 109.33 feet; thence South 89 degrees 38 minutes 47 seconds West, a distance of 109.58 feet; thence South 00 degrees 01 minute 20 seconds East a distance of 1135.35 feet to the POINT OF BEGINNING.
According to the survey of Rodney Shiflett, dated July 24, 2007.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/21/2024 10:42:47 AM
 \$128.00 PAYGE
 20240221000044900

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	<u>Michelle Chatham</u>	Grantee's Name	<u>Treasure Deavon Wood</u>
Mailing Address	<u>1096 Regency Way</u> <u>Birmingham, AL 35202</u>	Mailing Address	<u>449 Hamilton Pl</u> <u>Carlesea AL 35073</u>
Property Address	<u>Vacant land</u> <u>Harpersville, AL 35078</u>	Date of Sale	<u>February 09, 2024</u>
		Total Purchase Price	<u>\$100,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u></u> Bill of Sale	<u></u> Appraisal
<u>xx</u> Sales Contract	<u></u> Other
<u></u> Closing Statement	

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 of 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 February 05, 2024

Print Michelle Chatham

Unattested

(verified by)

Sign *Michelle Chatham*
 (Grantor/Grantee/Owner/Agent) circle one