


And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 6th day of December, 2023.

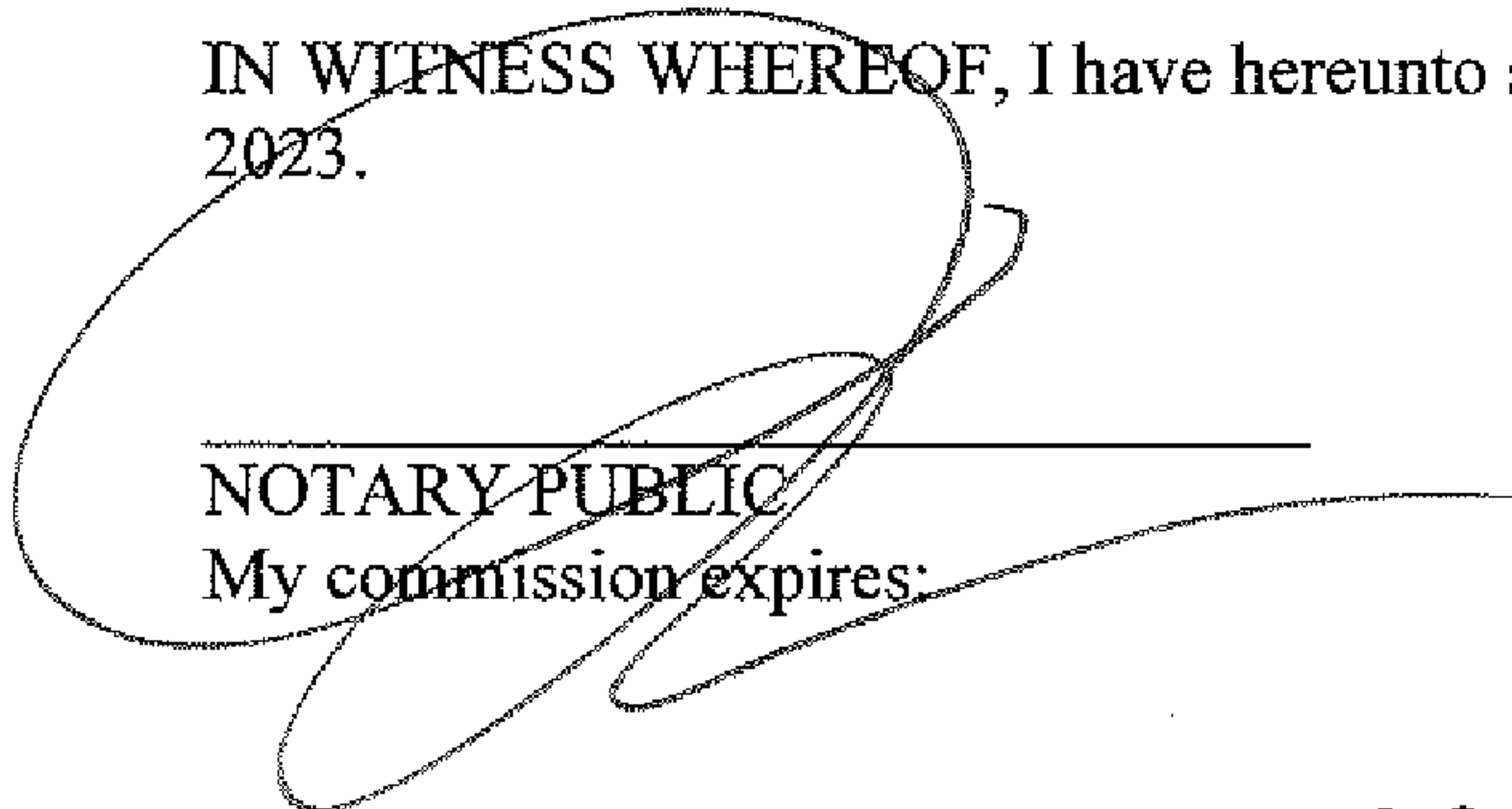

JAMES A. DOLLAR


DONNA JO DOLLAR

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JAMES A. DOLLAR and DONNA JO DOLLAR**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of December, 2023.



NOTARY PUBLIC
My commission expires:

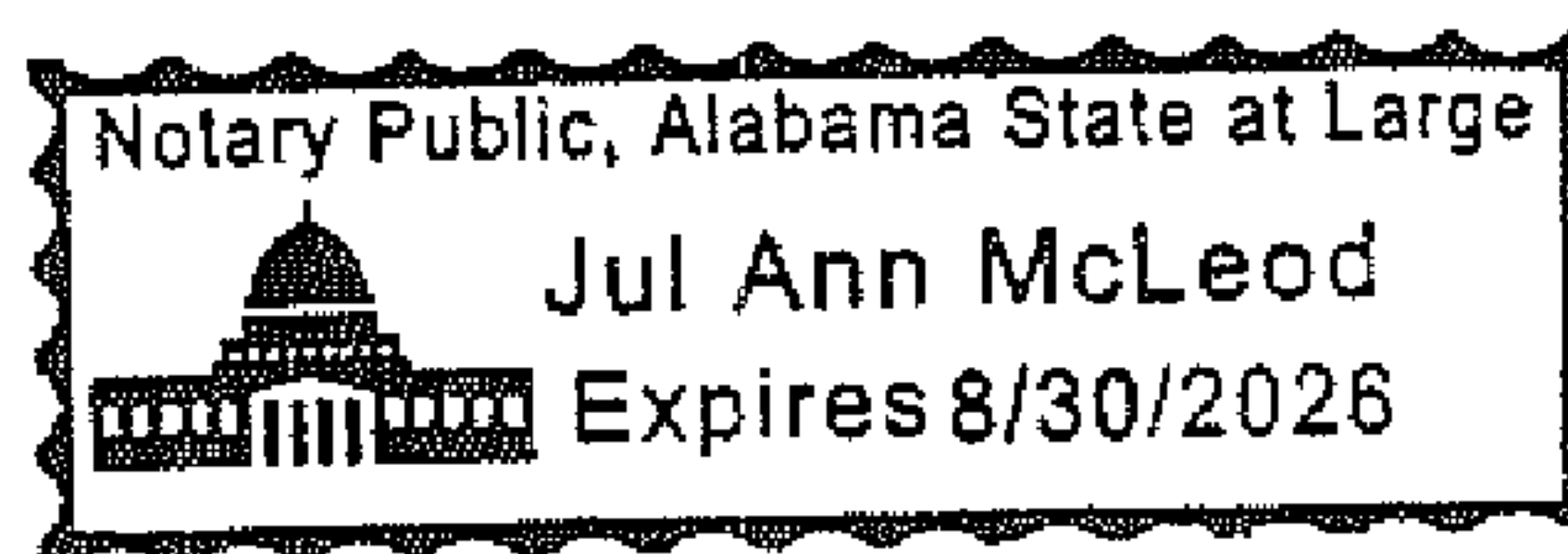


Exhibit A

Legal Description

LOT 35B, ACCORDING TO THE RESURVEY OF LOTS 33 AND 34 AND A RESURVEY OF LOT 35A OF RESURVEY OF LOT 35 AND 36A OF OAKLYN HILLS, PHASE 4, AS RECORDED IN MAP BOOK 41, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

ALSO, BENEFICIAL RIGHTS IN AND TO THE USE OF EASEMENT DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 35, OAKLYN HILLS- PHASE 4, AS RECORDED IN MAP BOOK 36, PAGE 96, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE NORTH 76 DEG. 26 MIN. 59 SEC. WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 1 DEG. 34 MIN. 24 SEC. WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 64 DEG. 38 MIN. 51 SEC. EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 54 DEG. 26 MIN. 18 SEC. EAST, A DISTANCE OF 125.10 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 35; THENCE SOUTH 75 DEG. 37 MIN. 36 SEC. WEST ALONG SAID NORTH LINE A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA, ALSO BEING SHOWN ON MAP BOOK 39, PAGE 34, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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>JAMES A. DOLLAR & DONNA JO DOLLAR</u>	Grantee's Name	<u>SEAN M. ALCAZAR & BETH L. ALCAZAR</u>
Mailing Address	<u>160 LAKE LAND RIDGE CHELSEA, AL 35043</u>	Mailing Address	<u>160 LAKE LAND RIDGE CHELSEA, AL 35043</u>
Property Address	<u>160 LAKE LAND RIDGE CHELSEA, AL 35043</u>	Date of Sale	<u>December 6, 2023</u>
		Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$50,000.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	<input type="checkbox"/> Corrective Deed

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 December 6, 2023

Print Malcolm S. McLeod

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/17/2024 10:17:28 AM
\$81.00 JOANN
20240417000111310

Allen S. Bayl