

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
James R. Price and Anthony E. Atchison
508 Chesser Circle
Chelsea, AL 35043

WARRANTY DEED
Joint With Right Of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Ninety-Four Thousand Five Hundred And No/100 Dollars (\$394,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Jeffrey M. Hartley, a married person and Sherry D Hartley, an unmarried person and Michael J Hartley, an unmarried person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto James R. Price and Anthony E. Atchison (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 39, 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 current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

A life estate was reserved by Hellon R. Hartley and Ruffus Miles Hartley in Instrument 20151210000422610. Hellon R. Hartley died on or about September 24, 2023 and Ruffus Miles Hartley died on or about June 6, 2017.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THEIR SPOUSE.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 30 day of

April, 2024

Jeffrey M. Hartley
Jeffrey M. Hartley

Sherry D. Hartley by Jeffrey M. Hartley
as her attorney in fact

Sherry D Hartley by Jeffrey M. Hartley
as her attorney-in-fact

Michael J Hartley by Jeffrey M Hartley
as his attorney in fact

Michael J Hartley by Jeffrey M. Hartley
as his attorney-in-fact

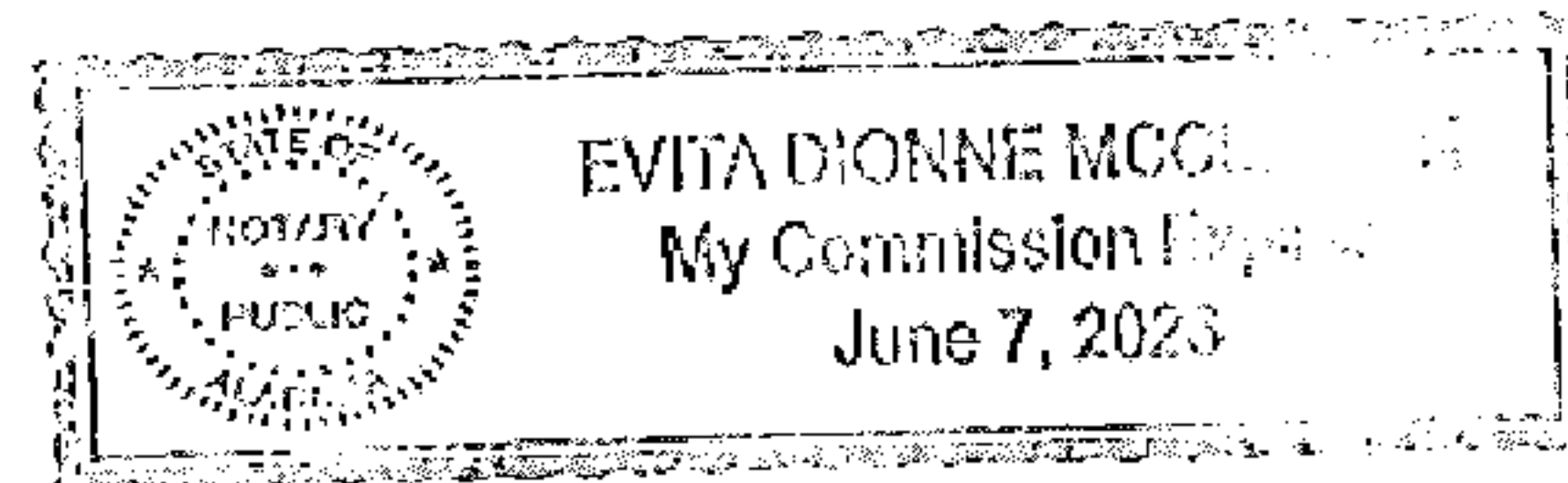
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey M. Hartley whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 30 day of April, 2024.

[Signature]
Notary Public

My commission expires: 6-7-24



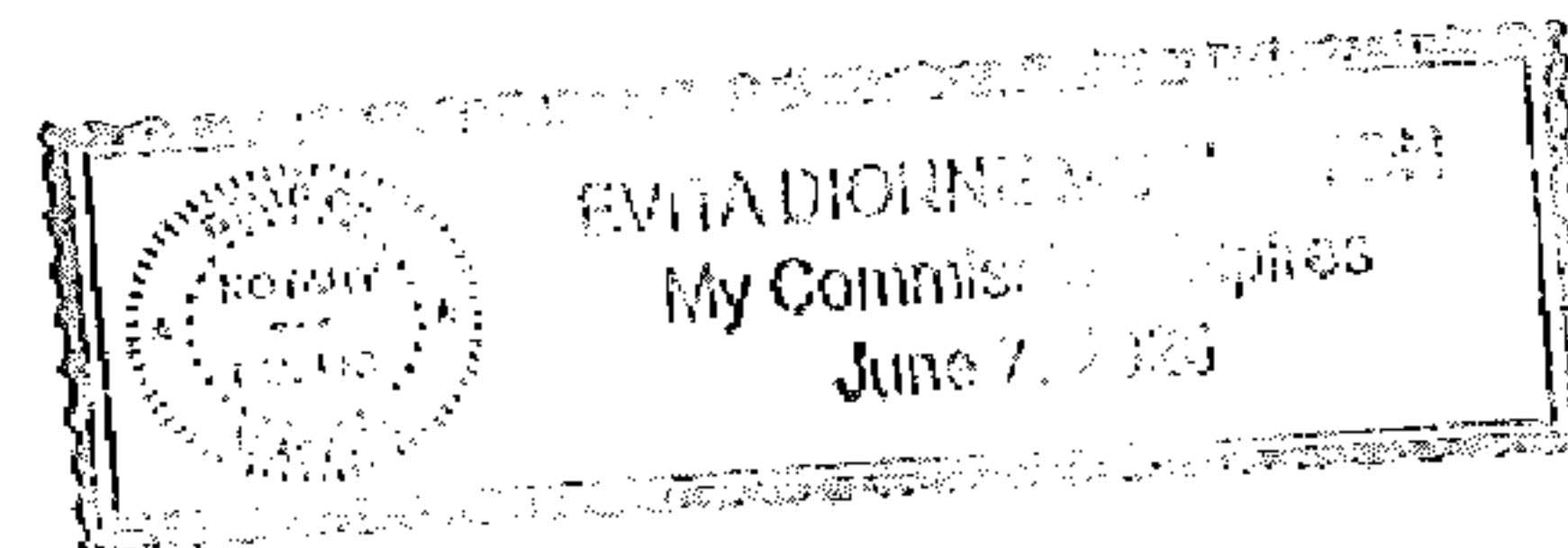
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey M Hartley whose name as Attorney in Fact for Sherry D Hartley is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily and in his capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 30 day of April, 2024.

[Signature]
Notary Public

My commission expires: 6-7-24



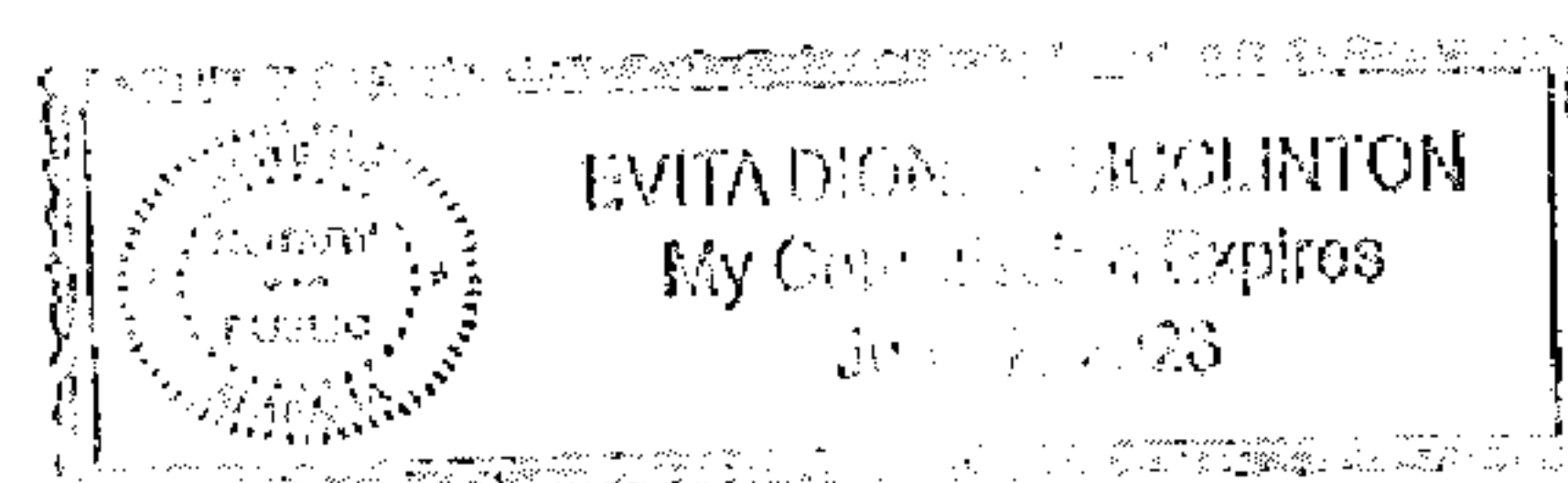
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey M Hartley whose name as Attorney in Fact for Michael J Hartley is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily and in his capacity as Attorney in Fact on the day the same bears date.

Given under my hand and official seal on 30 day of April, 2024.

[Signature]
Notary Public

My commission expires: 6-7-24



FILE NO.: CT-2400414

Real Estate Sales Validation Form

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

Grantor's Name	Jeffrey M. Hartley, Sherry D Hartley, and Michael J Hartley	Grantee's Name	James R. Price and Anthony E. Atchison
Mailing Address	4466 Canterbury St Mount Olive, AL 35117	Mailing Address	508 Chesser Circle Chelsea, AL 35043
Property Address	508 Chesser Circle Chelsea, AL 35043	Date of Sale	April 30, 2024
		Total Purchase Price	\$394,500.00
		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

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.

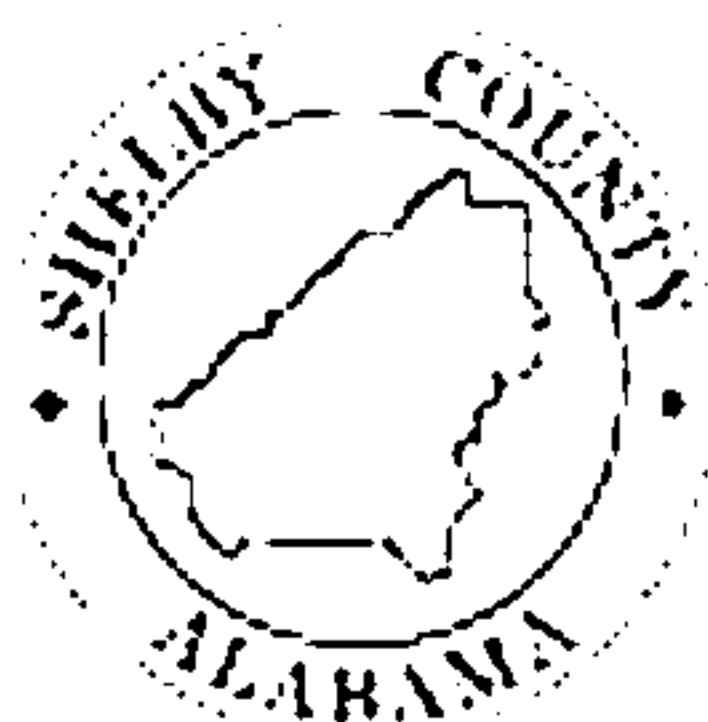
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: April 30, 2024

Sign _____

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/02/2024 09:04:14 AM
\$423.50 BRITTANI
20240502000127980

Allen S. Bayl