



20240712000212850 1/4 \$71.00
Shelby Cnty Judge of Probate, AL
07/12/2024 12:03:20 PM FILED/CERT

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
April Headley and
Alberto Jiminez
600 Mountain Crest Road
Chelsea, AL 35043

STATE OF ALABAMA
COUNTY OF SHELBY

)
)
**WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Forty Thousand & 00/100 dollars (\$40,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Harold Wesley Dodd BY Cortney Beth Chupp as his limited power of attorney, being the sole surviving grantee on deed found at Shelby County Probate at instrument 2000-21638, Beverly Peggy Dodd having died on the 9th day of May, 1996**, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **April Headley and Alberto Jiminez** hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, to wit:

SEE ATTACHED EXHIBIT A

- This property does not constitute the homestead of the Grantor or of her spouse.
- Subject to existing easements, restrictions, set back lines, rights of way, limitations if any of record.
- This instrument was prepared without benefit of title search.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 16th day of June, 2024.

Shelby County, AL 07/12/2024
State of Alabama
Deed Tax: \$40.00



20240712000212850 2/4 \$71.00
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Harold Wesley Dodd by Cortney
Harold Wesley Dodd by
Cortney Beth Chupp
Beth
Chupp
POA

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

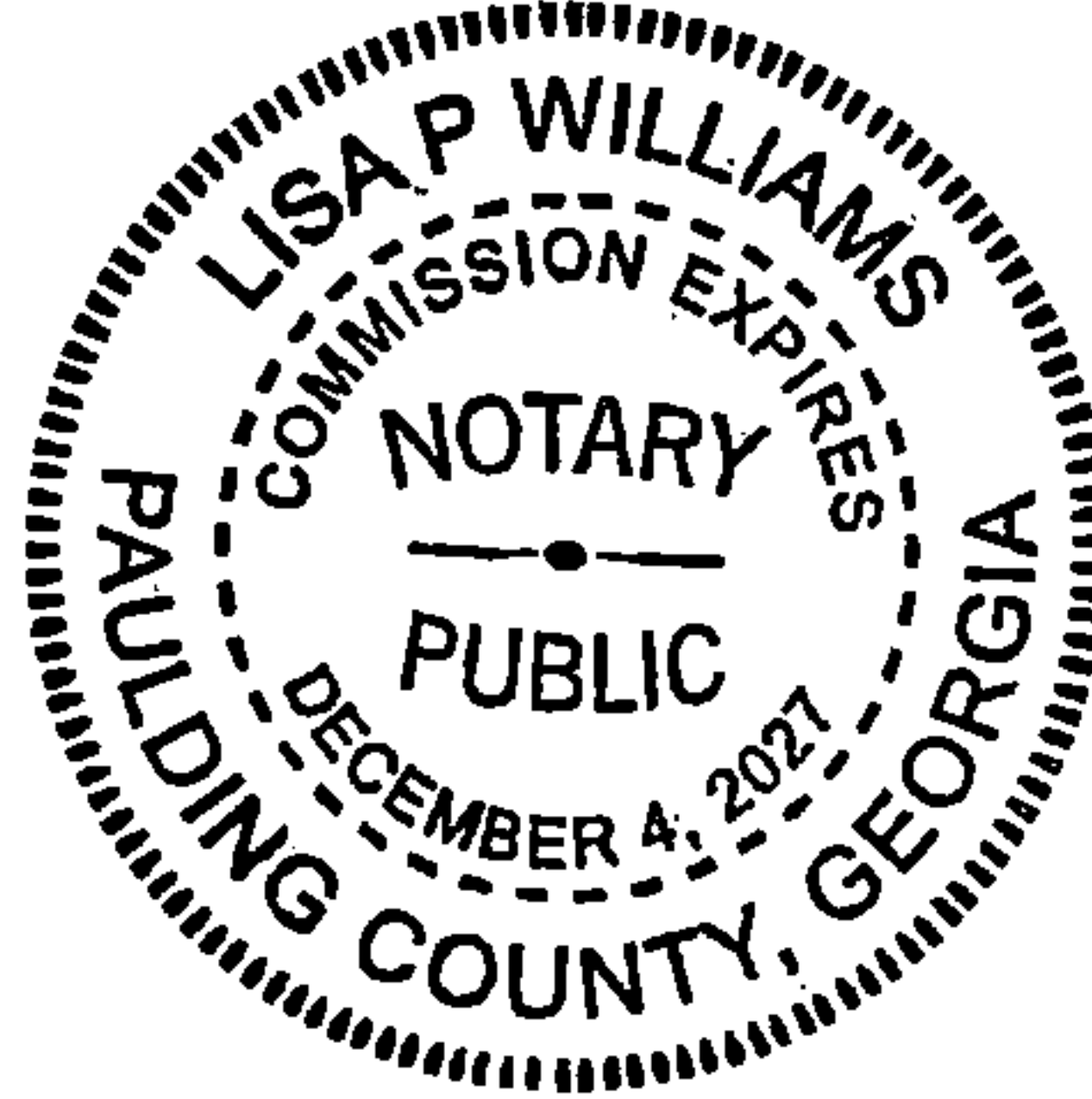
I, Lisa P. Williams, a Notary Public for the State at Large, hereby certify that
Harold Wesley Dodd by Cortney Beth Chupp as his limited Power of Attorney, whose name is signed
to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the
contents of the Deed, and acting with full authority, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 16th day of June, 2024.

Lisa P. Williams

NOTARY PUBLIC

My Commission Expires: 12-04-2027





20240712000212850 3/4 \$71.00
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EXHIBIT "A"

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

From the northeast corner of the SE 1/4 of the SW 1/4 of Section 29, Township 19 South, Range 1 West, run westerly along the north boundary line of said SE 1/4 of the SW 1/4 of Section 29, Township 19 South, Range 1 West, for 443.61 feet; thence turn an angle of $88^{\circ}32'28''$ to the left and run southerly for 199.96 feet to the point of beginning of the land herein described and conveyed; thence continue southerly along the last said course for 175.0 feet; thence turn an angle of 90° to the left and run Easterly 251.3 feet; thence turn an angle of $81^{\circ}29'$ to the left and run northeasterly 176.85 feet; thence turn an angle of $98^{\circ}31'$ to the left and run westerly 277.56 feet to the point of beginning. This land being a part of the SE 1/4 of the SW 1/4 of Section 29, Township 19 S Range 1 West and being 1.06 acres, more or less. The above described land is subject to a line permit to the Alabama Power Company and all other instruments of record.

Real Estate Sales Validation Form

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

Grantor's Name Harold Wesley Dodd
Mailing Address 184 Bluebird Dr
Dallas, GA 30132

Grantee's Name April Heady + Alberto Jimenez
Mailing Address 6000 Mountain Crest Rd
Chelsea, AL 35043

Property Address 6000 Mountain Crest Rd
Chelsea, AL 35043

Date of Sale 6/16/24
Total Purchase Price \$ 40,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20240712000212850 4/4 \$71.00
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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 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 06/16/2024

Print

Chris Smith

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1