



IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 28th day of August, 2024.

  
ANTHONY SCOTT AKIN

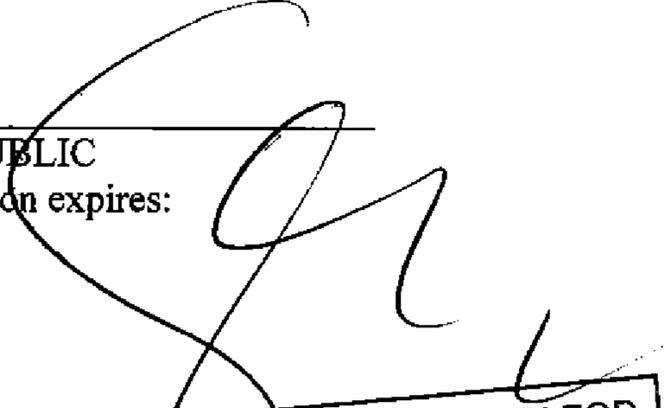
  
LAUREN BRADY AKIN

STATE OF ALABAMA            )  
  )  
COUNTY OF JEFFERSON        )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **ANTHONY SCOTT AKIN and LAUREN BRADY AKIN**, 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 28th day of August, 2024.

\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires:

  
MALCOLM STEWART MCLEOD  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
COMM. EXP. 08/15/26

## **Exhibit A**

### **Legal Description**

Lot 9-80, according to the Survey of Chelsea Park — 9th Sector, as recorded in Map Book 37, Page 47, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000586850 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 9th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 200512290006689740 and Instrument No. 20060820000468120, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration")

### Real Estate Sales Validation Form

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

Grantor's Name ANTHONY SCOTT AKIN and LAUREN BRADY AKIN

Grantee's Name COLE N. DUNCAN and SAVANNAH NICOLE STEVENS

Mailing Address 439 LAKE CHELSEA WAY CHELSEA, AL 35043

Mailing Address 439 LAKE CHELSEA WAY CHELSEA, AL 35043

Property Address 439 LAKE CHELSEA WAY CHELSEA, AL 35043

Date of Sale August 28, 2024

Total Purchase Price \$425,000.00

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 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 August 28, 2024

Print Malcolm S. McLeod

Unattested

Sign   
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/30/2024 10:45:39 AM  
\$181.00 JOANN  
20240830000271260

File 240511



Form RT-1  
Alabama 08/2012 LSS

*Allen S. Boyd*