

THIS INSTRUMENT PREPARED BY:  
Alan C. Keith  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
**301 Shelby Forest Dr Trust**  
429 Green Springs Hwy, Suite #161-371  
Birmingham, AL 35209

STATE OF ALABAMA

**GENERAL WARRANTY DEED**

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **EIGHTY THREE THOUSAND FIVE HUNDRED AND 00/100 (\$83,500.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Christopher S. Douglas, and spouse, Angela D. Douglas**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **J. Benoit, Trustee of the 301 Shelby Forest Dr Trust** (hereinafter referred to as GRANTEE), their successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 26, according to the Survey of Shelby Forest Estates, as recorded in Map Book 21, Page 117 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

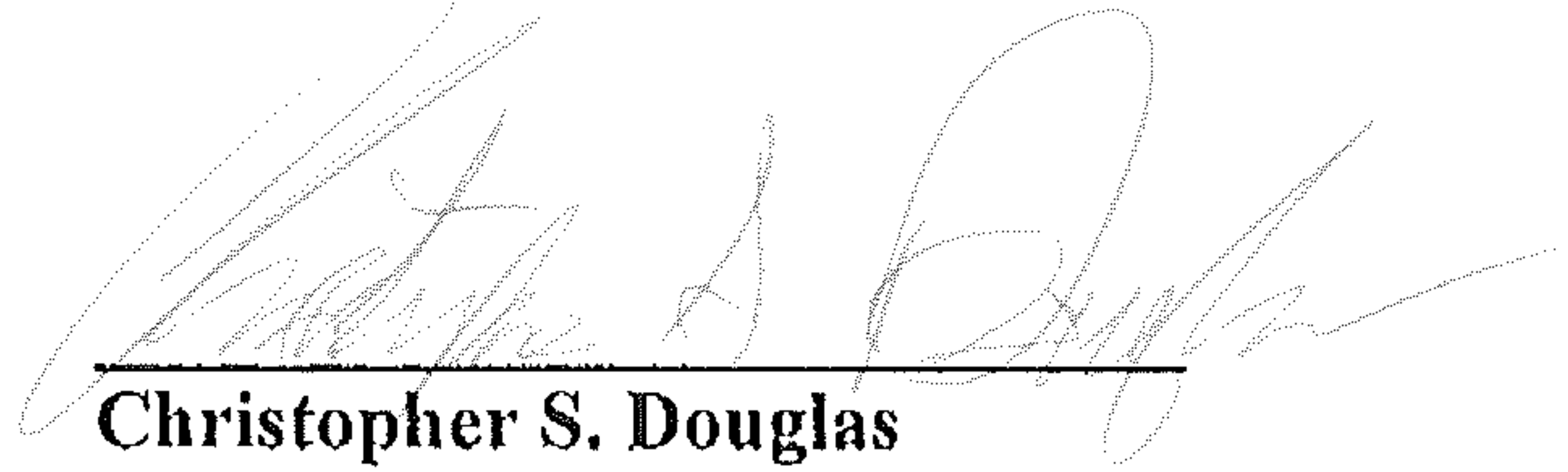
Property Address: **301 Shelby Forest Dr, Chelsea, AL 35043**

**\$0.00** of the above-recited purchase price was paid from a mortgage loan  
Closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors 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 herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

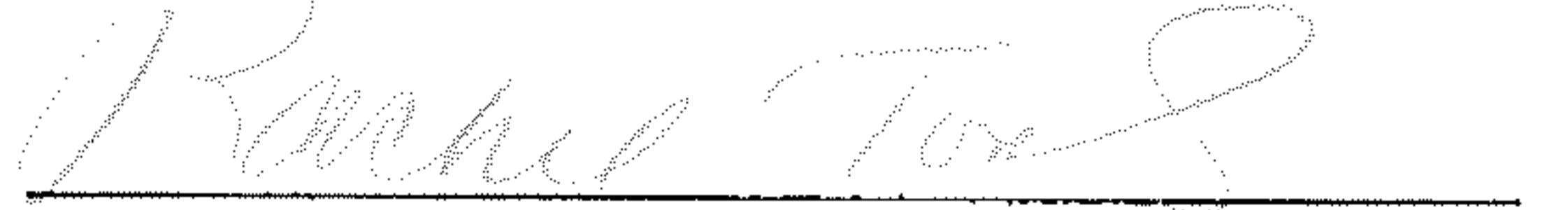
IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this  
October 7, 2024.

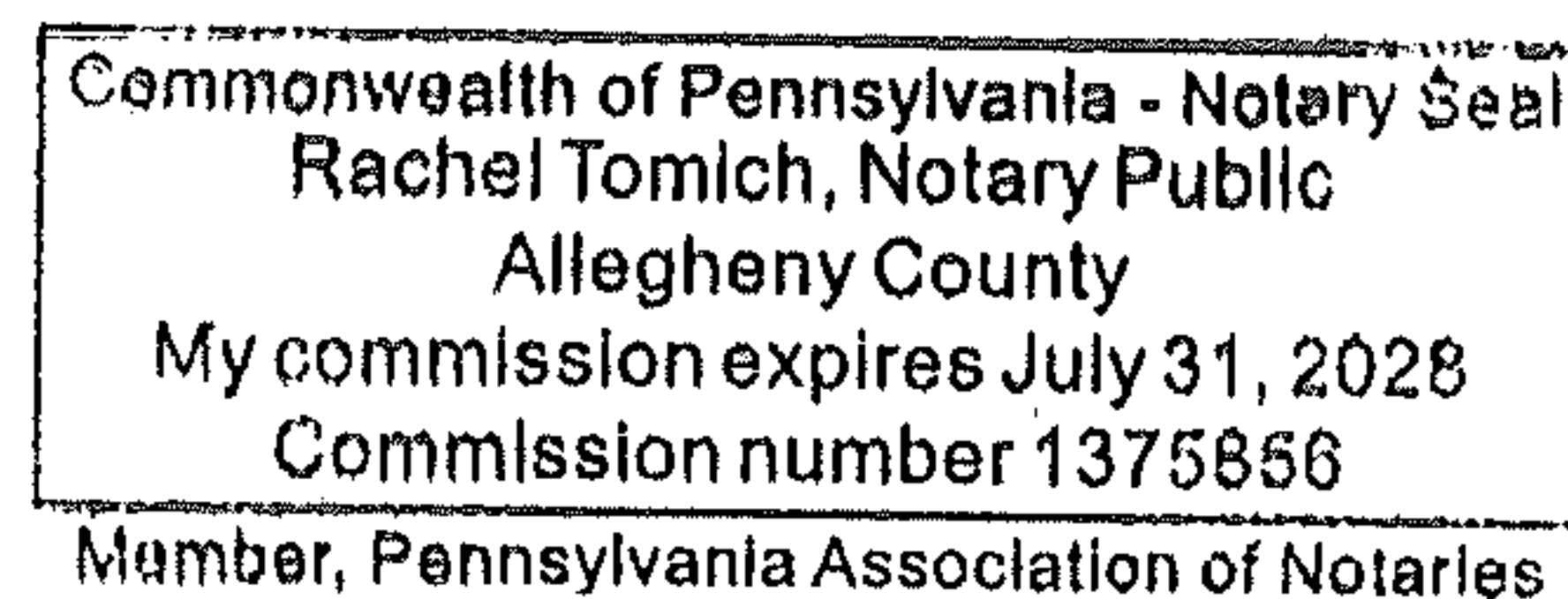
  
\_\_\_\_\_  
Christopher S. Douglas

STATE OF Pennsylvania )  
COUNTY OF Allegheny )

I, the undersigned, a Notary Public, in and for said County and State, hereby acknowledge that  
**Christopher S. Douglas**, whose name 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 Instrument,  
he/she signed their name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **October 7, 2024.**

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 07/31/28



IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this  
**October 11, 2024.**

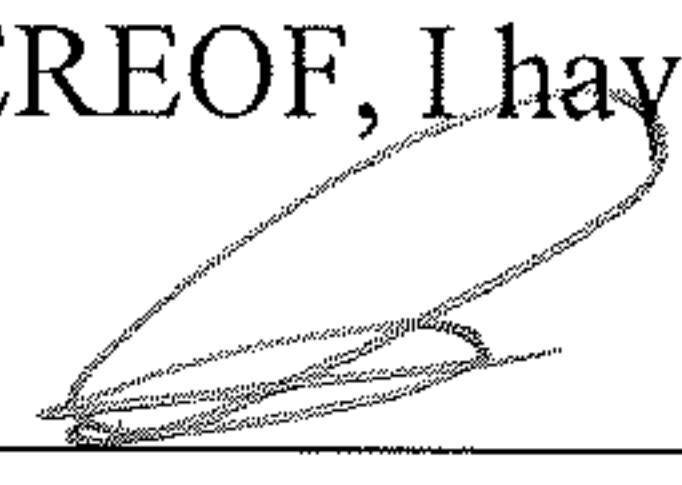
  
**Angela D. Douglas**

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STATE OF ALABAMA    )  
                                         :  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby acknowledge that  
**Angela D. Douglas**, whose name 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 Instrument, he/she  
signed their name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **October 11, 2024.**

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: **02/21/28**

|                                                                                                        |
|--------------------------------------------------------------------------------------------------------|
| ALAN CROCKER KEITH<br>Notary Public, Alabama State at Large<br>My Commission Expires February 21, 2028 |
|--------------------------------------------------------------------------------------------------------|

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

|                  |                                              |                         |                                                               |
|------------------|----------------------------------------------|-------------------------|---------------------------------------------------------------|
| Grantor's Name   | Christopher S. Douglas and Angela D. Douglas | Grantee's Name          | J. Benoit, Trustee of 301 Shelby Forest Dr Trust              |
| Mailing Address  | 2004 Park Springs Lane<br>Chelsea, AL 35043  | Mailing Address         | 429 Green Springs Hwy, Suite #161-371<br>Birmingham, AL 35209 |
| Property Address | 301 Shelby Forest Dr<br>Chelsea, AL 35043    | Date of Sale            | 10/11/2024                                                    |
|                  |                                              | Total Purchase Price    | \$83,500.00                                                   |
|                  |                                              | 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)

|                                                       |                                      |
|-------------------------------------------------------|--------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal   |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> 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 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 10/11/2024

Print Alan C. Keith

☐ Unattested

Sign Alan C. Keith

(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**  
**10/11/2024 02:39:51 PM**  
**\$114.50 DANIEL**  
**20241011000320850**



**Form RT-1**

*Alan S. Bayl*