

CORPORATION FORM WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
David Roy Simpson, III and  
Melanie Anne Simpson  
104 Starboard Circle,  
Alabaster, AL 35007

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, **CHROME INVESTMENT CORP.** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **DAVID ROY SIMPSON, III and MELANIE ANNE SIMPSON**, (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lot 98, according to the Survey of Third Sector Portsmouth, as recorded in Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.


**\$267,750.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Incorporation and By Laws and same have not been modified or amended.

To Have and to Hold to the said Grantees, as joint tenants, with right 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.

And the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

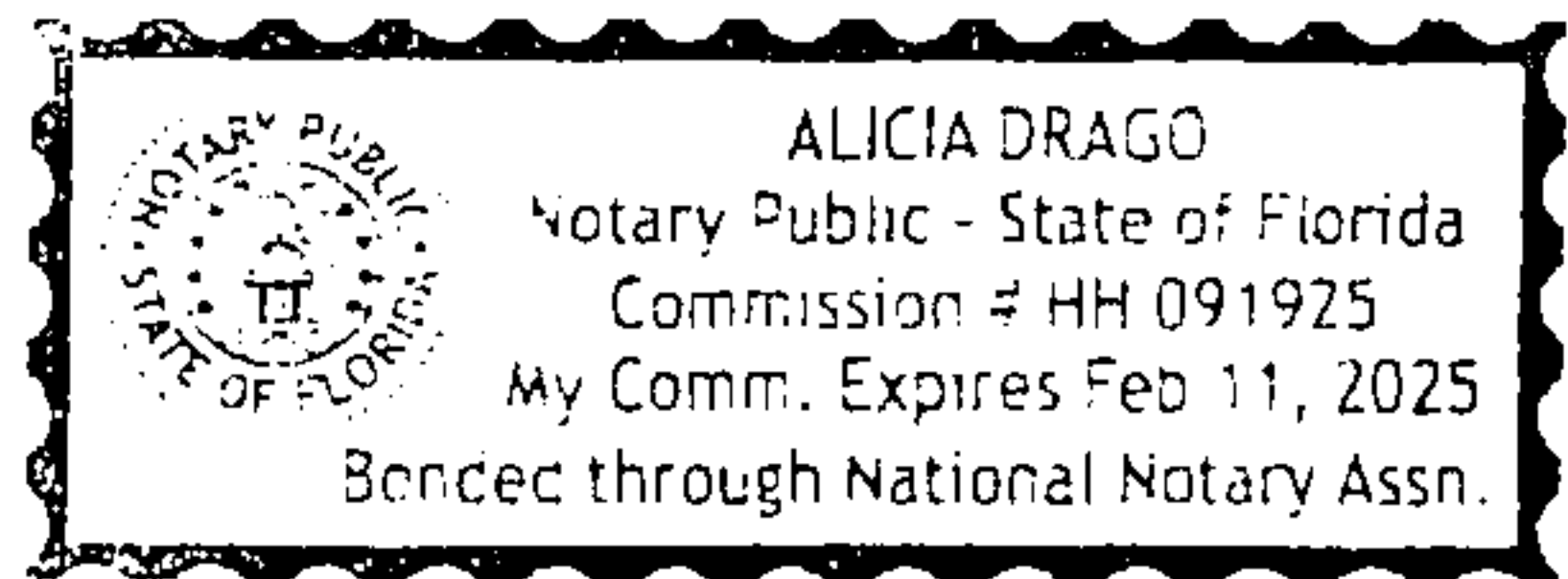
In Witness Whereof, the said Grantor, by **MICHAEL J. STERNER**, its **CEO**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 9<sup>th</sup> day of January, 2025.

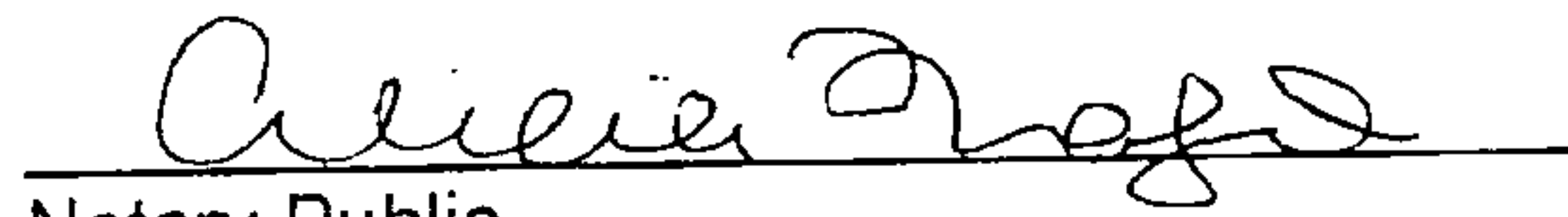
CHROME INVESTMENT CORP.  
  
BY: MICHAEL J. STERNER – CEO

STATE OF Florida  
COUNTY OF Pasco

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MICHAEL J. STERNER**, whose name as **CEO of Chrome Investment Corp.**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 9<sup>th</sup> day of January, 2025.



  
Notary Public  
My Commission Expires: 2-11-2025  
☒ Physical Presence or  
☐ Online Notarization and  
☐ Personally Known or  
☒ Produced ID: Intervoice

Real Estate Sales Validation Form

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

Grantor's Name Chrome Investment Corp.  
Mailing Address 17504 Thomas Blvd.,  
Hudson, FL 34667

Grantee's Name DAVID ROY SIMPSON, III  
Mailing Address MELANIE ANNE SIMPSON  
104 Starboard Circle,  
Alabaster, AL 35007

Property Address 104 Starboard Circle,  
Alabaster, AL 35007

Date of Sale January 9, 2025  
Total Purchase Price \$ 315,000.00

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 Appraisal  
X Sales Contract Other  
X 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 January 9, 2025

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

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

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/06/2025 01:29:03 PM  
\$72.50 JOANN  
20250206000037340

Allen S. Bayl