



20250303000062950 1/2 \$238.50  
Shelby Cnty Judge of Probate, AL  
03/03/2025 02:34:43 PM FILED/CERT

(Description supplied by Grantor. No verification of title or compliance with governmental requirements has been made by preparer of deed)

This Instrument was prepared by:  
Harwell Law Firm LLC  
201 Forrest Parks Road  
Sterrett, AL 35147  
(205) 999-1099  
Scott@HarwellLaw.com

Send Tax Notice to:  
Sherry D. Hartley  
531 Chesser Reserve Drive  
Chelsea, AL 35043

STATE OF ALABAMA )

SHELBY COUNTY )

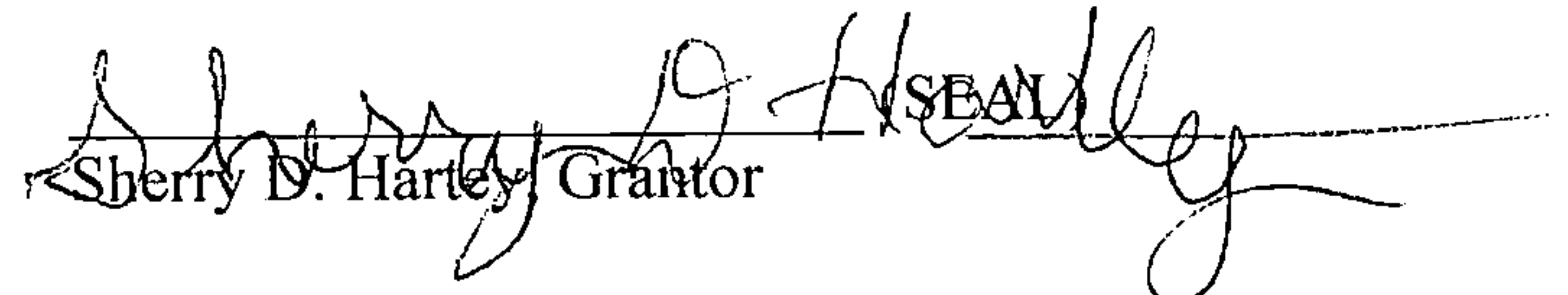
**QUITCLAIM DEED  
LIFE ESTATE RESERVED BY GRANTOR**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations in hand paid to SHERRY D. HARTLEY, a single woman, (hereinafter called the Grantor), the receipt whereof is hereby acknowledged, the Grantor, SUBJECT TO THE GRANTOR RESERVING A LIFE ESTATE in the property, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to JEFFREY MILES HARTLEY, a married man, and MICHAEL JAMES HARTLEY, a single man, as tenants in common, (hereinafter called GRANTEES, all of the Grantor's right, title, and interest, and claim, except a reserved life estate, in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 38, according to the Map and Survey of Chesser Reserve, Phase I, recorded in Map Book 38, Page 115, A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama (the "Property").

TO HAVE AND TO HOLD to said GRANTEES forever.

Given under my hands and seal this 19<sup>th</sup> day of February, 2025.

 (SEAL)  
Sherry D. Hartley, Grantor

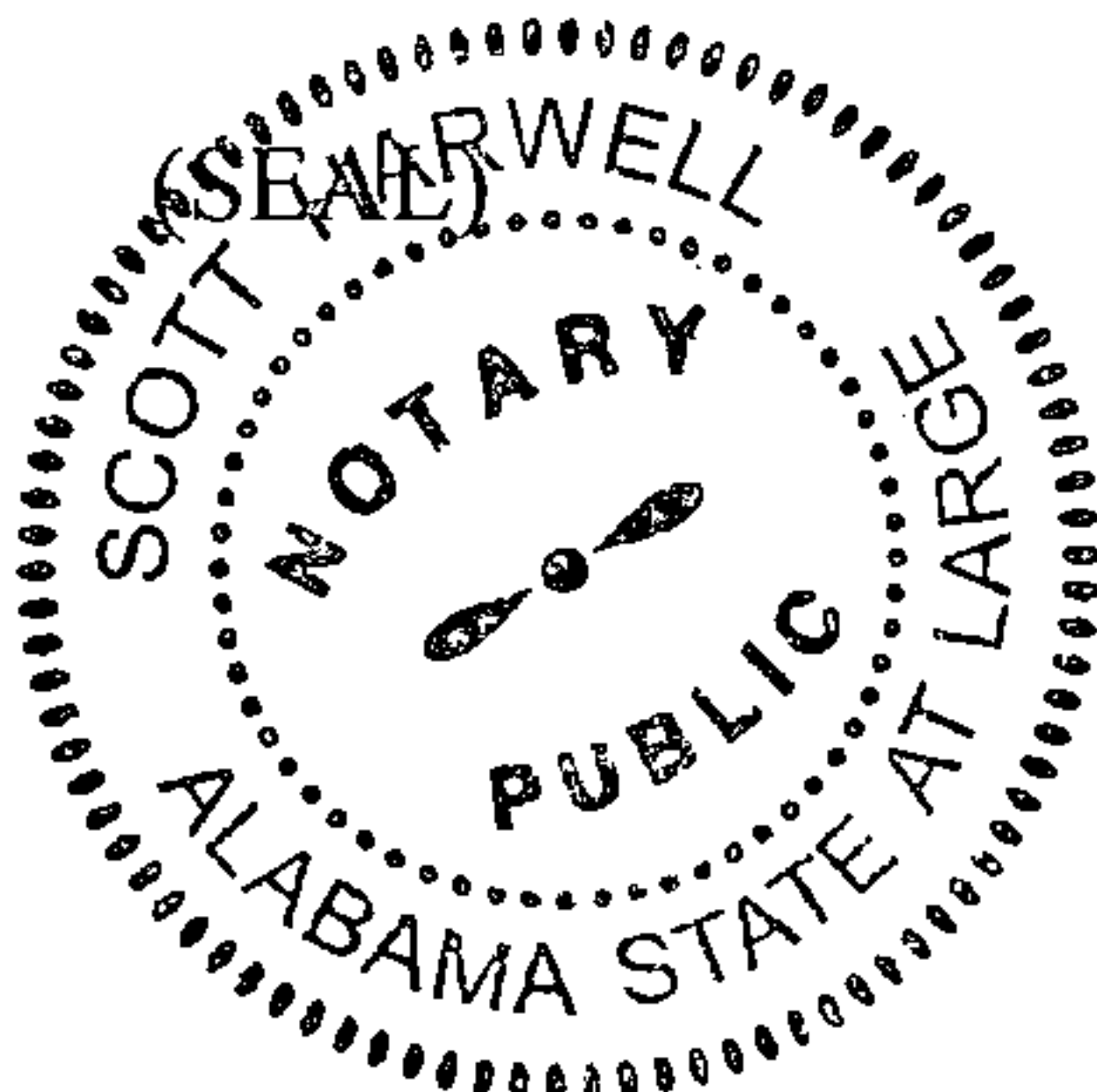
STATE OF ALABAMA )

SHELBY COUNTY )

**ACKNOWLEDGMENT**

I, SCOTT HARWELL, a Notary Public in and for said County, in said State, do hereby certify that SHERRY D. HARTLEY, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of FEBRUARY, 2025.





Notary Public

My commission expires: 1-19-29

Shelby County, AL 03/03/2025  
State of Alabama  
Deed Tax: \$212.50

# Real Estate Sales Validation Form

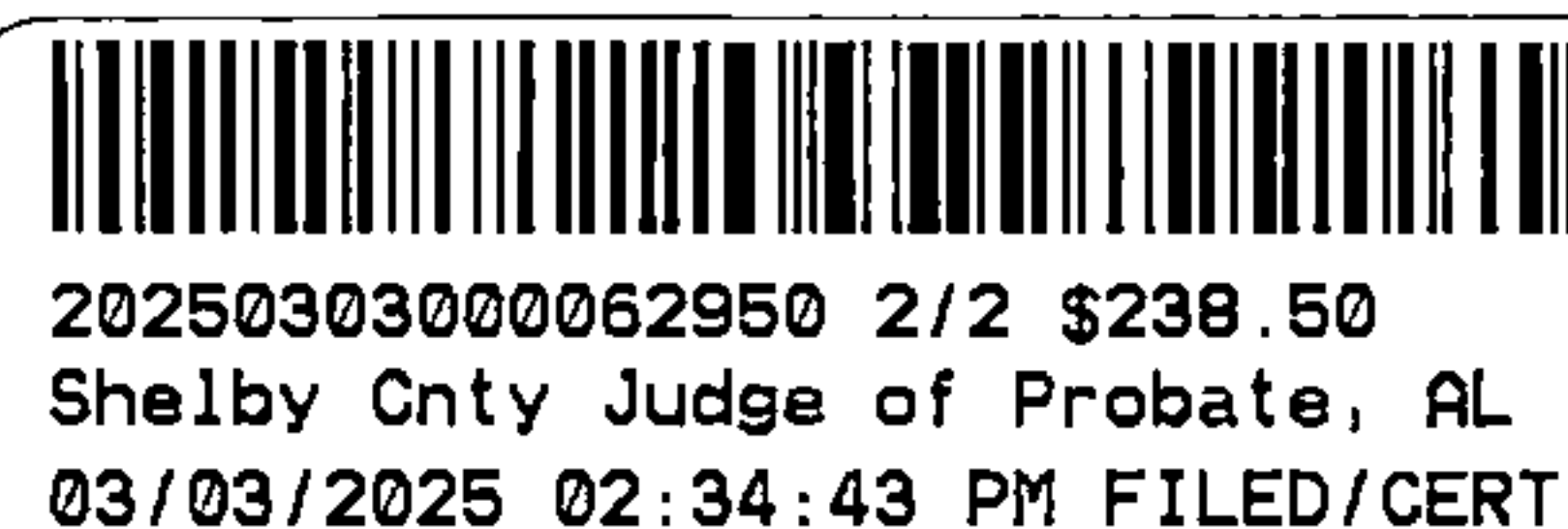
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Sherry D. Hartley Grantee's Name Jeffrey M. Hartley / Michael J. Hartley  
Mailing Address 531 CHESSEB RESERVE CIRCLE Mailing Address 4466 Canterbury Street  
CHELSEA, AL 35043 MT OLIVE, AL 35117

Property Address 531 CHESSEB RESERVE CIRCLE Date of Sale \_\_\_\_\_  
CHELSEA, AL 35043 Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 212,500.00

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  
☐ Sales Contract ☐ Other  
☐ 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 3-3-25

Unattested

(verified by)

Print Jeffrey M. Hartley  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1