

This Instrument Prepared by:  
Jennifer Q. Griffin, Esquire  
Campisi Law, P. C.  
3008 Pump House Road  
Birmingham, Alabama 35243

Send Tax Notice To:  
Tommy Ray Chance  
116 Chance Lane  
Pelham, AL 35124

QUITCLAIM DEED

State of Alabama  
County: Shelby



20250318000079790 1/5 \$247.50  
Shelby Cnty Judge of Probate, AL  
03/18/2025 08:49:48 AM FILED/CERT

**Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration** to the undersigned GRANTORS, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we **Jerry Carlton Chance**, a married man conveying non-homestead property, **Steve Layton Chance**, a married man conveying non-homestead property, **Thomas Ray Chance**, an unmarried man, and **Marie Kay Chance Jones**, a married woman conveying non-homestead property being all the heirs at law of James A. Chance, deceased and wife, Bessie Lee Chance, deceased, (herein referred to as "Grantors") do grant, bargain, sell, quitclaim, remise, release, and convey unto **Thomas Ray Chance** (herein referred to as grantee) the following described real estate, situated in Shelby County, Alabama, to-wit:

**See Exhibit A attached hereto and incorporated herein as if set forth fully and at length.**

**Bessie Lee Chance was the surviving Grantee of that certain deed dated the 23rd day of March 1972, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Instrument #19721114000056700. James A. Chance having died on or about the 25<sup>th</sup> day of February 2006. Bessie Lee Chance having died on or about the 14<sup>th</sup> day of January 2025. The property conveyed herein is the same property described in that deed recorded in Instrument #19721114000056700. The property has been surveyed. Attached hereto as Exhibit A is the description of the property as surveyed.**

**Affidavits of Heirship** have been executed and are recorded simultaneously with this Warranty Deed.

**The purpose of this deed is to transfer 100% ownership of the above-described property to the Grantee, Thomas Ray Chance.**

**SUBJECT TO:**

1. Ad Valorem taxes for the year 2025 and subsequent years,
2. Current taxes, covenants, restrictions, building lines, easements, mortgages, agreements and right of ways as same are filed of record.

NO TITLE OPINION GIVEN.

Shelby County, AL 03/18/2025  
State of Alabama  
Deed Tax: \$211.50



20250318000079790 2/5 \$247.50  
Shelby Cnty Judge of Probate, AL  
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This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, GRANTEE has hereunto set his/her hand and seal, this 16 day of March, 2025.

Jerry Carlton Chance  
Jerry Carlton Chance

Steve Layton Chance  
Steve Layton Chance

Thomas Ray Chance  
Thomas Ray Chance

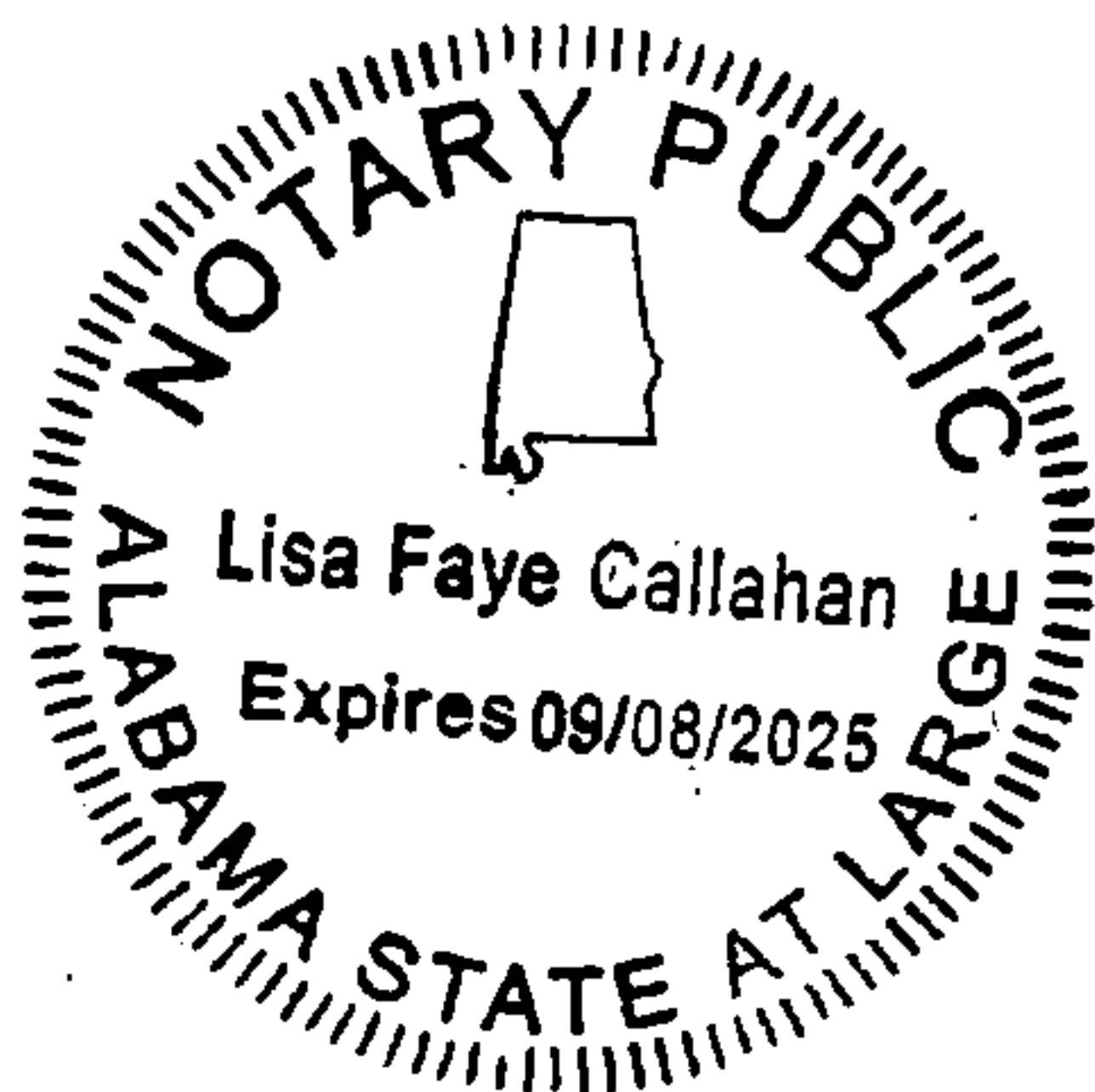
Marie Kay Chance Jones  
Marie Kay Chance Jones

### General Acknowledgment

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Jerry Carlton Chance**, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of March 2025.



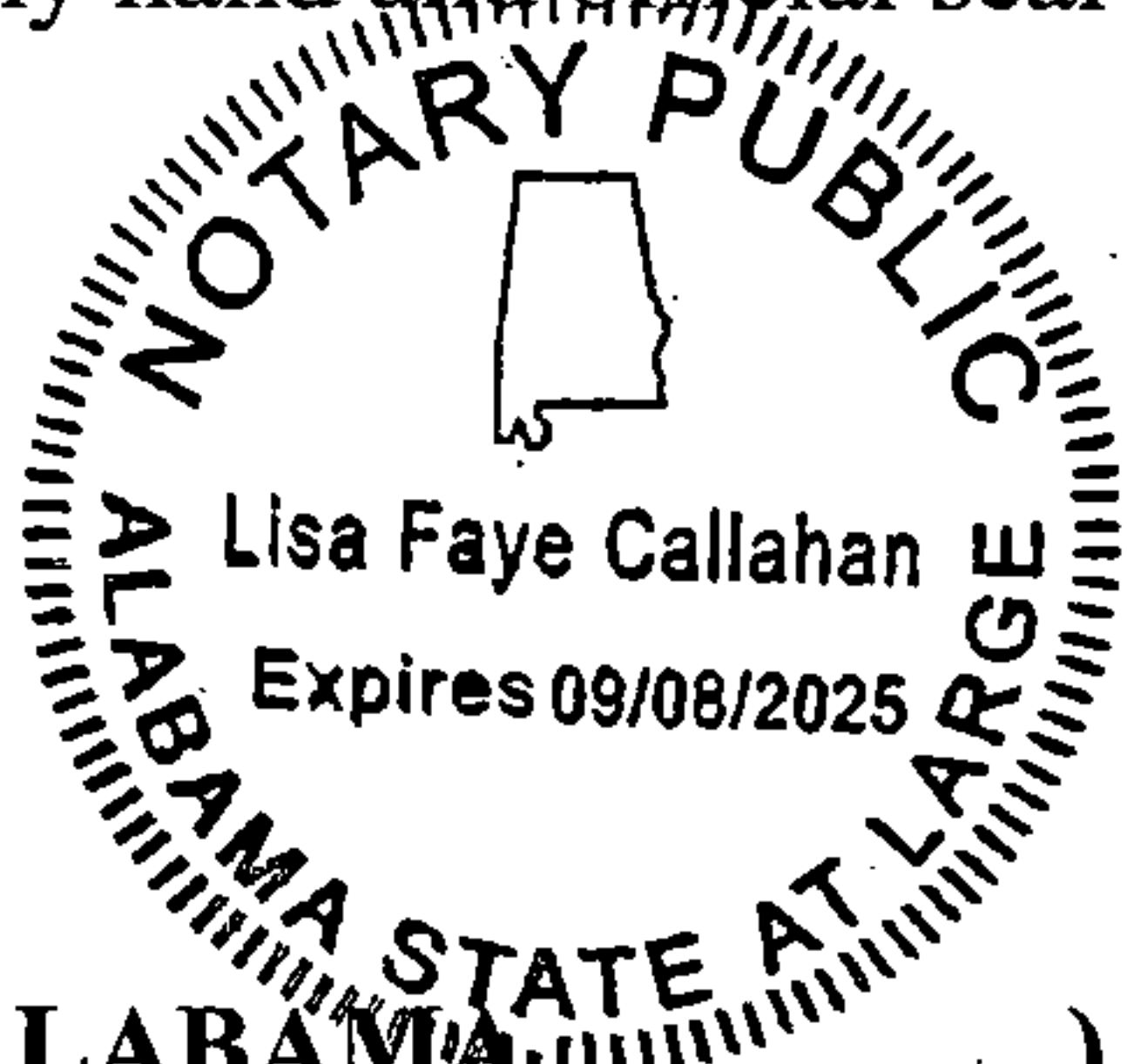
Lisa Callahan  
Notary Public  
My commission expires: 9-08-2025

STATE OF ALABAMA )  
COUNTY OF Shelby )

20250318000079790 3/5 \$247.50  
Shelby Cnty Judge of Probate, AL  
03/18/2025 08:49:48 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Steve Layton Chance**, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of March 2025.

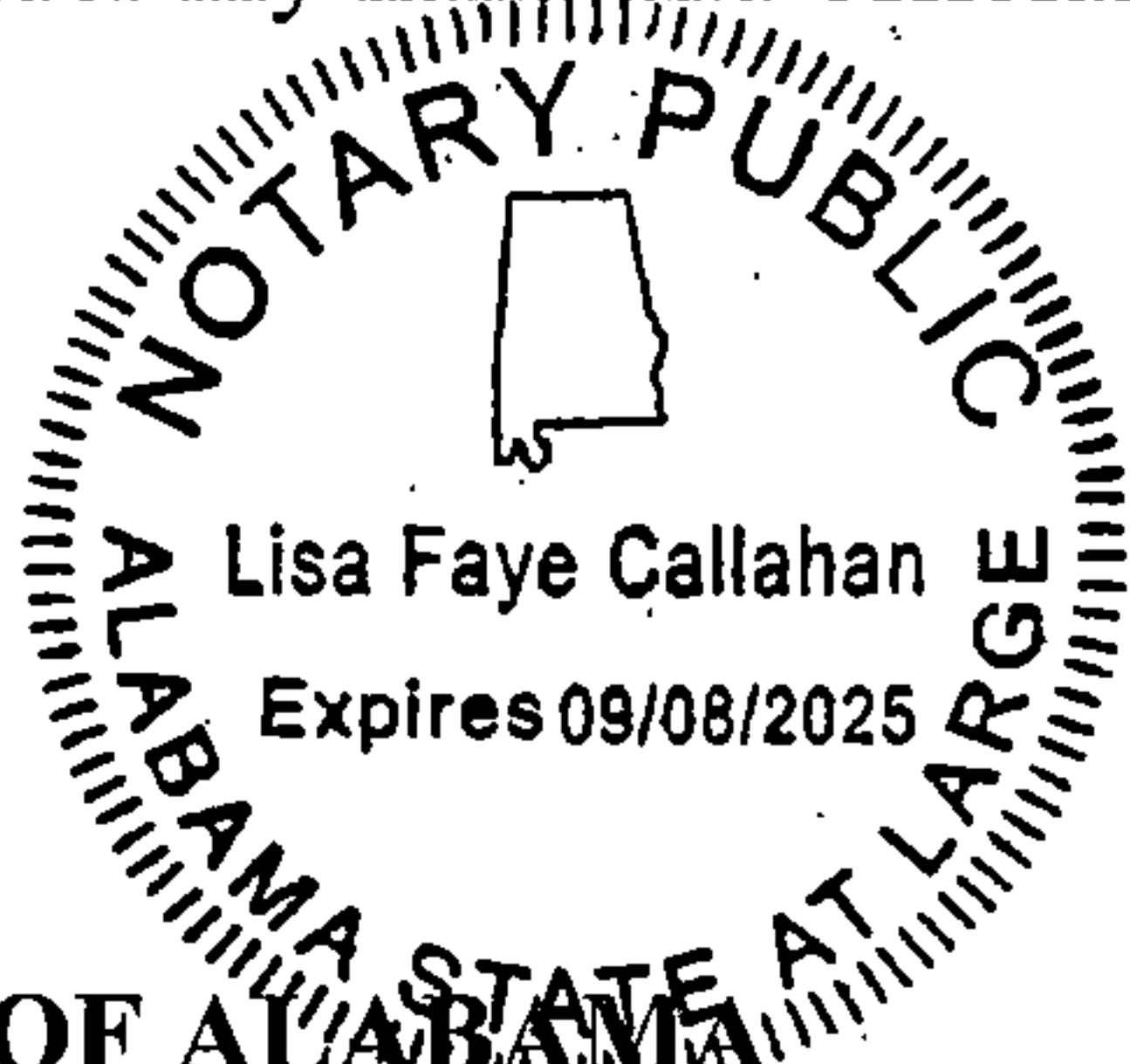


Lisa Callahan  
Notary Public  
My commission expires: 9-08-2025

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Thomas Ray Chance**, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of March 2025.

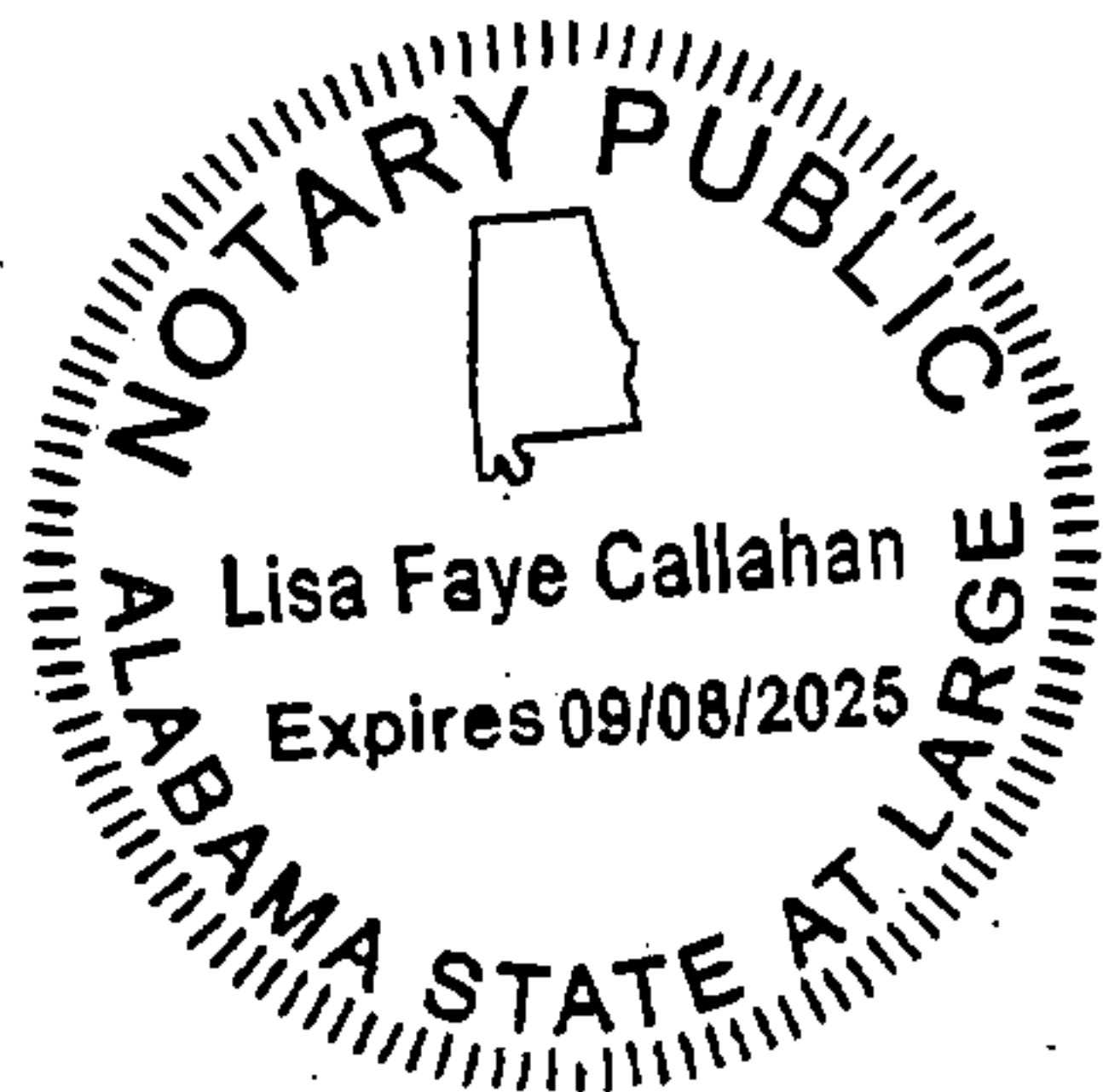


Lisa Callahan  
Notary Public  
My commission expires: 9-08-2025

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Marie Kay Chance Jones**, 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 16 day of March 2025.



Lisa Callahan  
Notary Public  
My commission expires: 9-8-2025

## EXHIBIT A

### PARCEL SURVEY AND CERTIFICATE

STATE OF ALABAMA)  
SHELBY COUNTY)



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Shelby Cnty Judge of Probate, AL  
03/18/2025 08:49:48 AM FILED/CERT

I, John S. Parks, a Professional Land Surveyor, do hereby certify that the plat or map hereon is to the best of my professional knowledge and belief an accurate representation of a parcel survey and certificate performed by me. I certify the building and improvements serving each parcel are within the lines of same; that there are no visible encroachments by rights-of-way, easements, or joint driveways over or across said land visible on the surface except as shown; that there are no visible electric or telephone wires or structures therefor (excluding wires that serve the premises only) on or over said premises except as shown.

The property surveyed is a survey into two parcels of Lot 2, which was conveyed to James A. Chance and wife Bessie Lee Chance by Guy L. Burns in Deed Book 277, Page 273 in the office of Probate Judge in Shelby County, Alabama on or about March 23, 1972.

#### PARCEL 2-A

A parcel of land being located in the S1/2 of the N1/2 of the SE1/4 of NW1/4 of Section 18, Township 20S, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the northwest corner of the SE 1/4 of NW 1/4, Section 18, Township 20 South, Range 2 West, thence south along and with the west quarter line 330.08 feet to an iron pin located on the north boundary of the South Half of the North Half of SE1/4 of NW1/4 of said section; thence turn an angle of 90°08'37-1/2" to the left and run east along and with said north boundary 362.17 feet to an iron pin located on the east right-of-way line of Shelby County Highway No. 35 (Fungo Hollow Road) and the beginning of a 15-foot wide right-of-way to Lot 2 known as Chance Lane; thence continue east along said north boundary and north line of Chance Lane 361.01 feet to a 3/4" open iron pipe found and the Point of Beginning, also being the northwest corner of Lot 2; thence continue east along and with said north boundary line 201.48 feet to a 1/2" iron pin with yellow plastic cap set; thence turn right 102°49'58" and run southwesterly 157.73 feet to a 1/2" iron pin with yellow plastic cap set; thence turn left 62°36'31" and run southeasterly 50.00 feet to a 1/2" iron pin with yellow plastic cap set; thence turn left 79°41'57" and run northeasterly 148.72 feet to a 1/2" iron pin with yellow plastic cap set; thence turn left 20°57'15" and run northeasterly 106.92 feet to a 1/2" iron pin with yellow plastic cap set on the north boundary of the South Half of the North Half of SE1/4 of NW1/4 of said section; thence turn right 59°55'45" and run easterly along and with said north boundary 50.68 feet to a 3/4" open iron pipe found; thence turn right 13°14'26" and run easterly 15.02 feet to a 1" open iron pipe found; thence turn right 73°03'03" and run southerly 333.67 feet (332.28 by deed) to a 1" open iron pipe found; thence turn right 89°38'33" and run westerly 422.78 feet (423.38 feet by deed) to a 3/4" open iron pipe found; thence turn right 87°35'32" and run northerly 331.50 feet (331.53 feet by deed) to the Point of Beginning, making a closing left interior angle of 88°31'41". This parcel contains 2.797 acres, more or less.

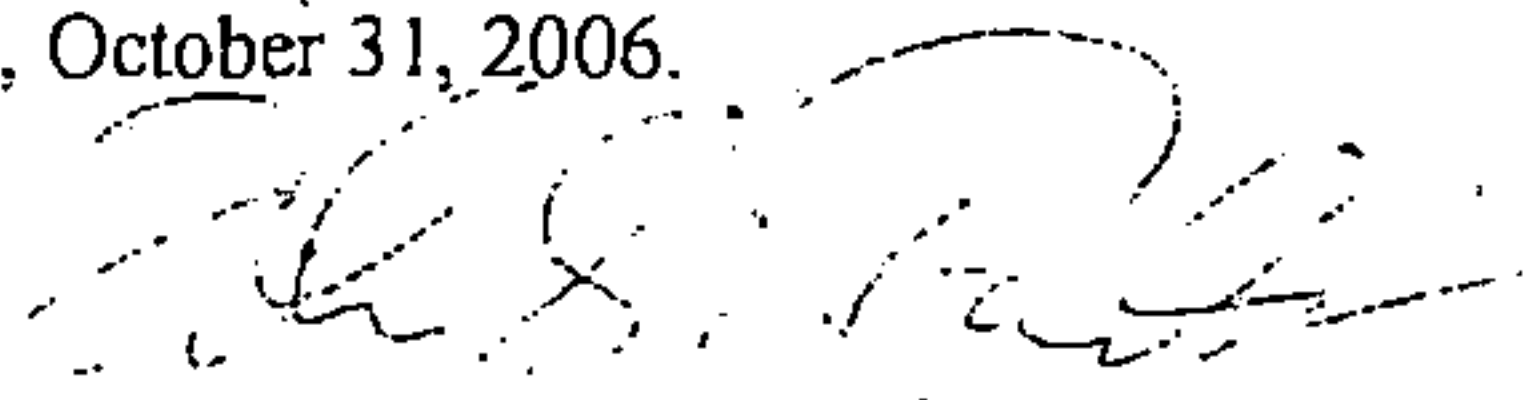
#### PARCEL 2-B

A parcel of land being located in the S1/2 of the N1/2 of the SE1/4 of NW1/4 of Section 18, Township 20S, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the northwest corner of the SE 1/4 of NW 1/4, Section 18, Township 20 South, Range 2 West, thence south along and with the west quarter line 330.08 feet to an iron pin located on the north boundary of the South Half of the North Half of SE1/4 of NW1/4 of said section; thence turn an angle of 90°08'37-1/2" to the left and run east along and with said north boundary 362.17 feet to an iron pin located on the east right-of-way line of Shelby County Highway No. 35 (Fungo Hollow Road) and the beginning of a 15-foot wide right-of-way to Lot 2 known as Chance Lane; thence continue east along said north boundary and north line of Chance Lane 361.01 feet to a 3/4" open iron pipe found, also being the northwest corner of Lot 2; thence continue east along and with said north boundary line 201.48 feet to a 1/2" iron pin with yellow plastic cap set and the Point of Beginning; thence turn right 102°49'58" and run southwesterly 157.73 feet to a 1/2" iron pin with yellow plastic cap set; thence turn left 62°36'31" and run southeasterly 50.00 feet to a 1/2" iron pin with yellow plastic cap set; thence turn left 79°41'57" and run northeasterly 148.72 feet to a 1/2" iron pin with yellow plastic cap set; thence turn left 20°57'15" and run northeasterly 106.92 feet to a 1/2" iron pin with yellow plastic cap set on the north boundary of the South Half of the North Half of SE1/4 of NW1/4 of said section; thence turn left 120°04'15" and run westerly along and with said north boundary 172.34 feet to the Point of Beginning. This parcel contains 0.514 acre, more or less.

The land surveyed is subject to any and all easements, right-of-way, limitations and/or restrictions of record or applicable law, including but not necessarily limited to an ingress and egress easement from the land to Shelby County Highway No. 35, said easement being 15-feet in width. The address of the property is Chance Lane, Pelham, Alabama 35124.

The surveyor did not perform a title search on this parcel of land and does not certify to same. No opinion of mineral and mining rights is offered. Also the surveyor certifies that all parts of this survey and drawing have been completed in accordance with the Standards of Practice for Surveying in the State of Alabama to my knowledge, information, and belief. The above is according to my survey this day, October 31, 2006.

  
John S. Parks, P.E. & L.S., Alabama No. 12579  
5008 Mineola Lane  
Birmingham, Alabama 35244  
Tel. No. (205)988-5624

File No. 05-025 Dates of field work: April 29, 2005; October 25 - 31, 2006.  
Client: Ray Chance.  
Tax parcel identification number 14-4-18-2-000-022.000.

# Real Estate Sales Validation Form

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

Grantor's Name Jerry Carlton Chance,  
Steve Layton Chance,  
Mailing Address Thomas Ray Chance and  
Marie Kay Chance Jones  
116 Chance Lane  
Pelham AL 35124

Grantee's Name Thomas Ray Chance  
Mailing Address 116 Chance Lane  
Pelham AL 35124

Property Address 116 Chance Lane  
Pelham AL 35124

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 281,400<sup>00</sup>



20250318000079790 5/5 \$247.50  
Shelby Cnty Judge of Probate, AL  
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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 ☐ Appraisal  
☐ Sales Contract ☒ Other Tax Assessor Value  
3/4 211,050

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 3/18/25

Print Thomas Ray Chance

☐ Unattested

Sign Thomas Ray Chance  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)