

**Send Tax Notice to:**

## GENERAL WARRANTY DEED

STATE OF ALABAMA

)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

)

That in consideration of TEN Dollars (\$10.00) and other consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Steven H. Chau, a married man, and his wife, Whitney Le** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Allyson Welborn, an unmarried woman** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Land in Shelby County, Alabama, being Lot No. 53, Survey of Eagle Cove Subdivision, of record in Map Book 35, Page 119, as re-recorded in Map Book 35, Page 121, Probate Office for Shelby County, Alabama, to which reference is hereby made for a more complete and accurate legal description of said property.**


**Being the same property conveyed to Steven H Chau and wife, Whitney Le, by Limited Liability Company Joint Survivorship Deed from Savannah Building Co, LLC, a limited liability company, dated October 29, 2008, of record in Instrument No. 20081031000423520, in the Probate Office for Shelby County, Alabama.**


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

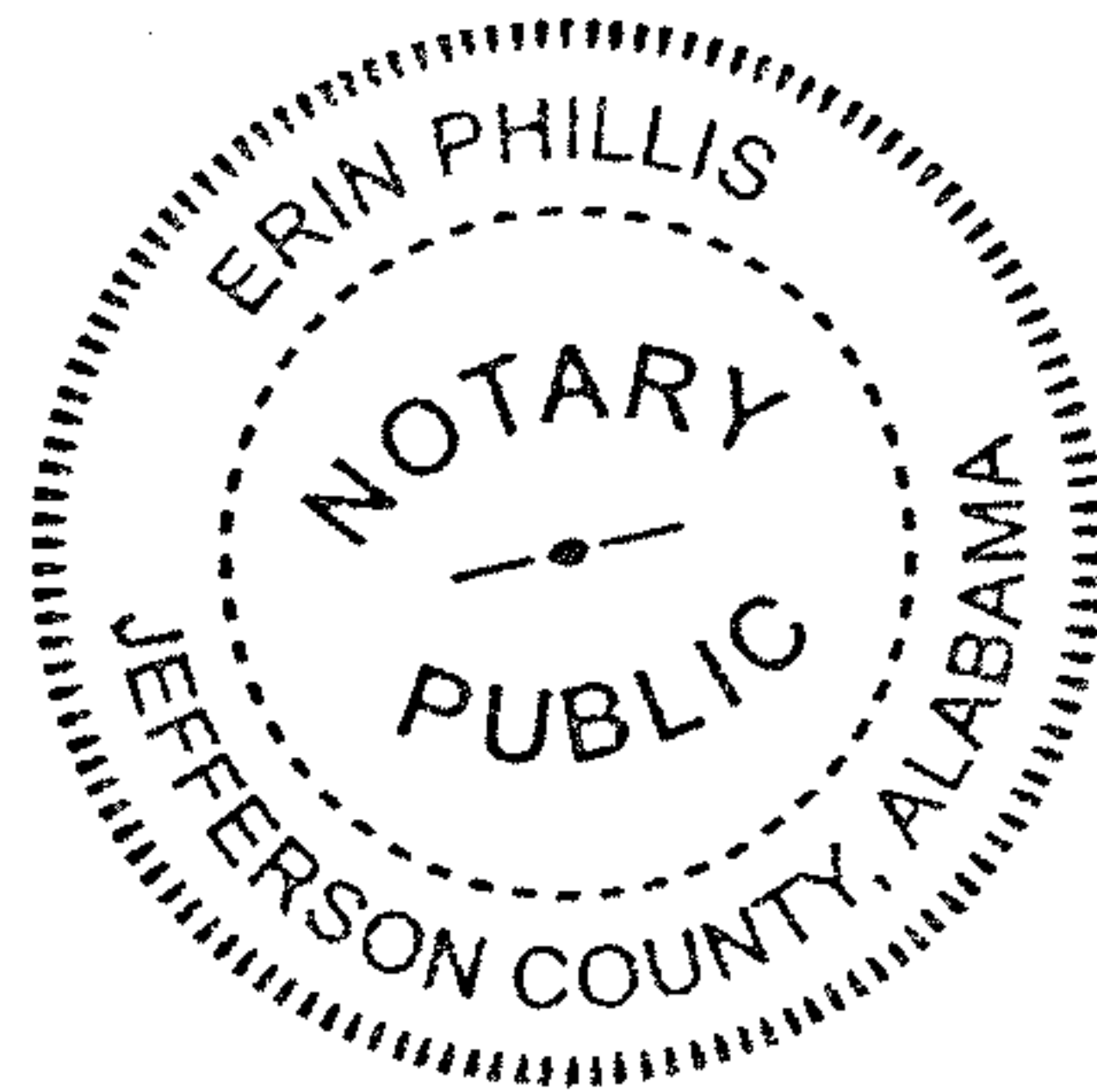
And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 14 day of April, 2025.

**Property Address:** 149 Eagle Cove Drive, Pelham, AL 35124

  
\_\_\_\_\_  
**Steven H. Chau**

  
\_\_\_\_\_  
**Whitney Le**




STATE OF ALABAMA )  
Jefferson COUNTY )

GENERAL ACKNOWLEDGEMENT

I, Erin Phillis, a Notary Public in and for said County, in said State, hereby certify that **Steven H. Chau**, whose name 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of April, 2025.

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


My Commission Expires: 10/1/29

STATE OF ALABAMA )  
Jefferson COUNTY )

GENERAL ACKNOWLEDGEMENT

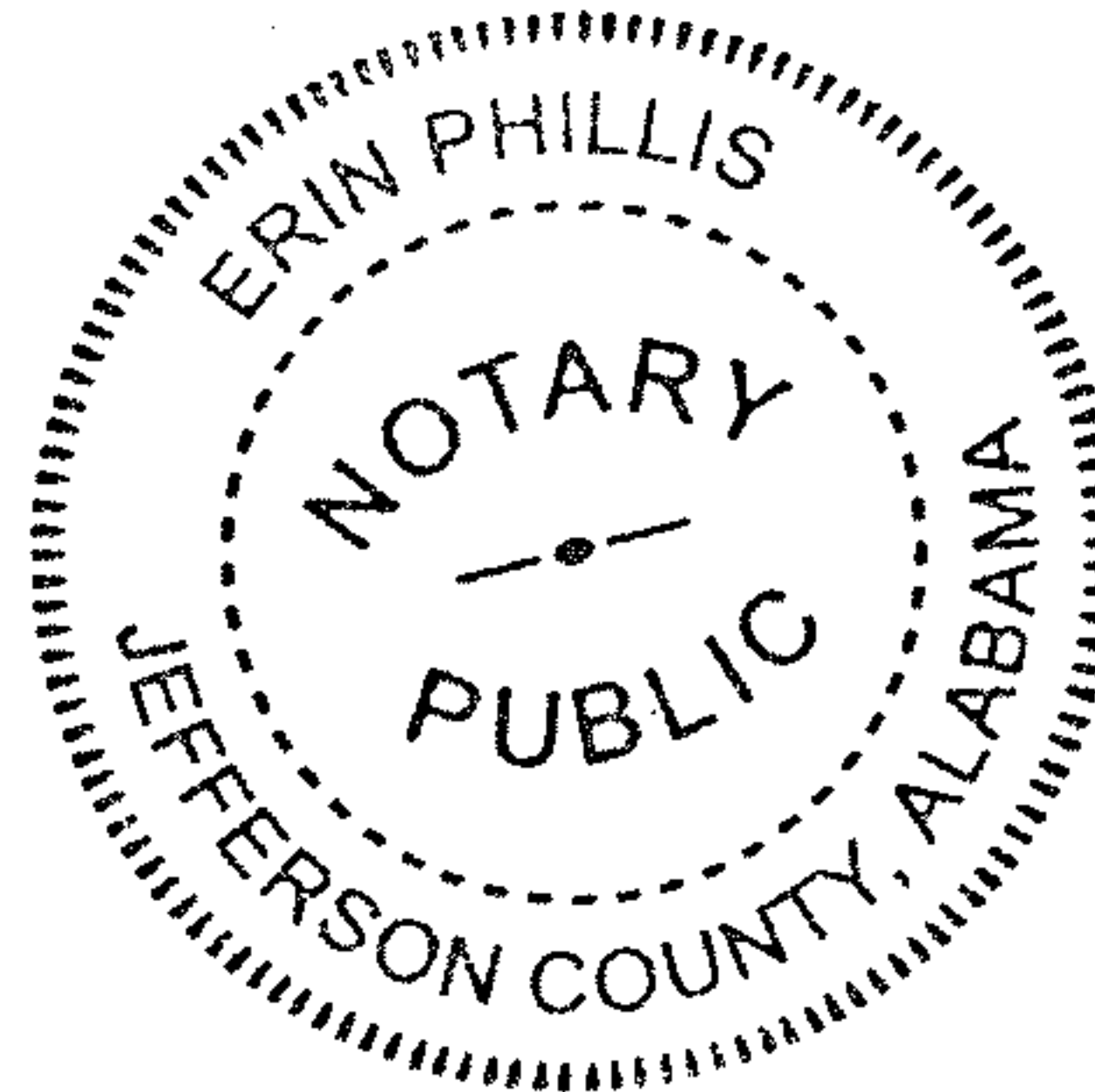
I, Erin Phillis, a Notary Public in and for said County, in said State, hereby certify that **Whitney Le**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of April, 2025.

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

My Commission Expires: 10/1/28

THIS INSTRUMENT PREPARED BY  
FREEMAN FITE  
THE FITE LAW FIRM, LLC  
Post Office Box 368  
Anniston, Alabama 36202  
Phone: 256-231-9330





Real Estate Sales Validation Form

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

Grantor's Name:	Steven H Chau and Whitney Le	Grantee's Name:	Allyson Welborn
	5101 Simms Rdg		149 Eagle Cove Drive
Mailing Address:	Pelham AL	Mailing Address:	Pelham, AL
	35124		35124

Property Address:	149 Eagle COve Drive	Date of Sale:	04/15/25
	Pelham, AL 35124	Total Purchase Price	355,000.00
		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)

<input checked="" type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	Closing Statement	<input type="checkbox"/>	

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.

Dale 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 the 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: 4/15/25      Print: Erin Phillis

Unattested: \_\_\_\_\_      Sign: \_\_\_\_\_

(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  
04/16/2025 08:13:26 AM  
\$99.00 JOANN  
20250416000112930

Form RT-1

Allen S. Bayl