

THIS INSTRUMENT PREPARED BY:
GRANT H. HOWARD
BOARDMAN, CARR, PETELOS,
WATKINS, OGLE & HOWARD, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
CITY OF CHELSEA
P O BOX 111
CHELSEA, AL 35043

STATE OF ALABAMA)
SHELBY COUNTY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Ninety-Seven Thousand Nine Hundred Four and 20/100 (\$297,904.20) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Tiffany Carson, a married individual, whose address is 23657 Highway 145, Columbiana, Alabama, 35051, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, The City of Chelsea, a municipality, (hereinafter referred to as GRANTEE) in fee simple the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 3, according to the Survey of Simmons Subdivision No. 2, as recorded in Map Book 61, page 46, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, setback lines, rights of way and restrictions, if any, of record.

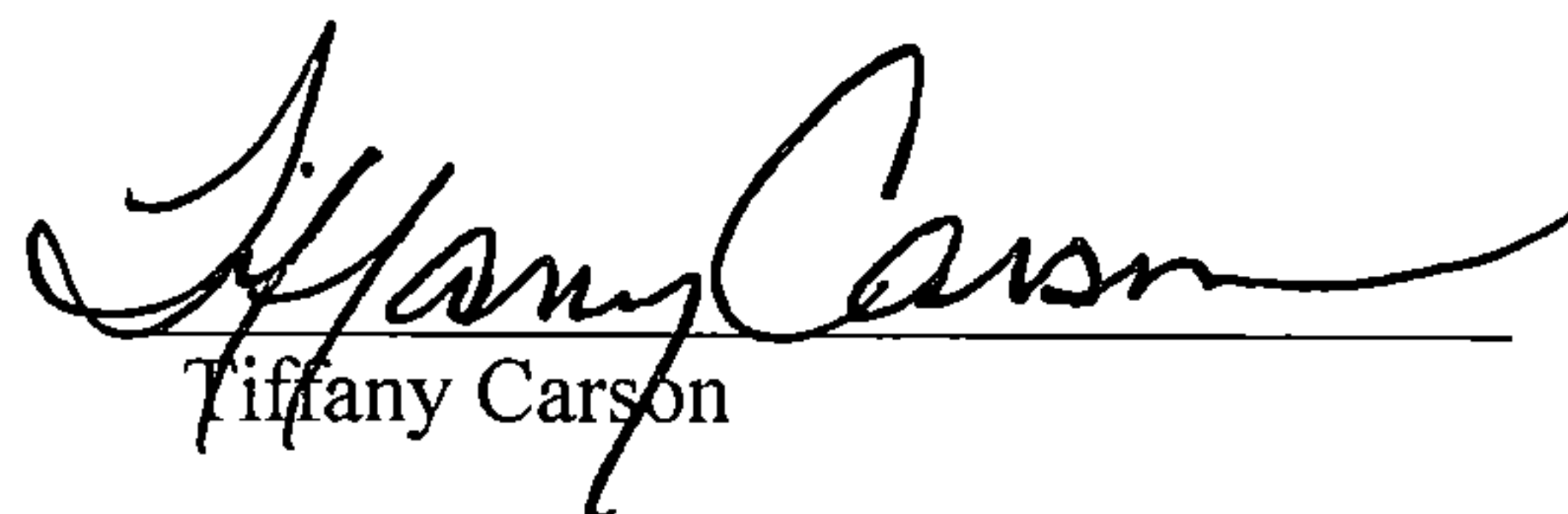
Charles K. Simmons, who held a Life Estate in subject property, died on or about December 15, 2024.

Note: This is not and has never been the homestead of the Seller

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 hereinabove 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 GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

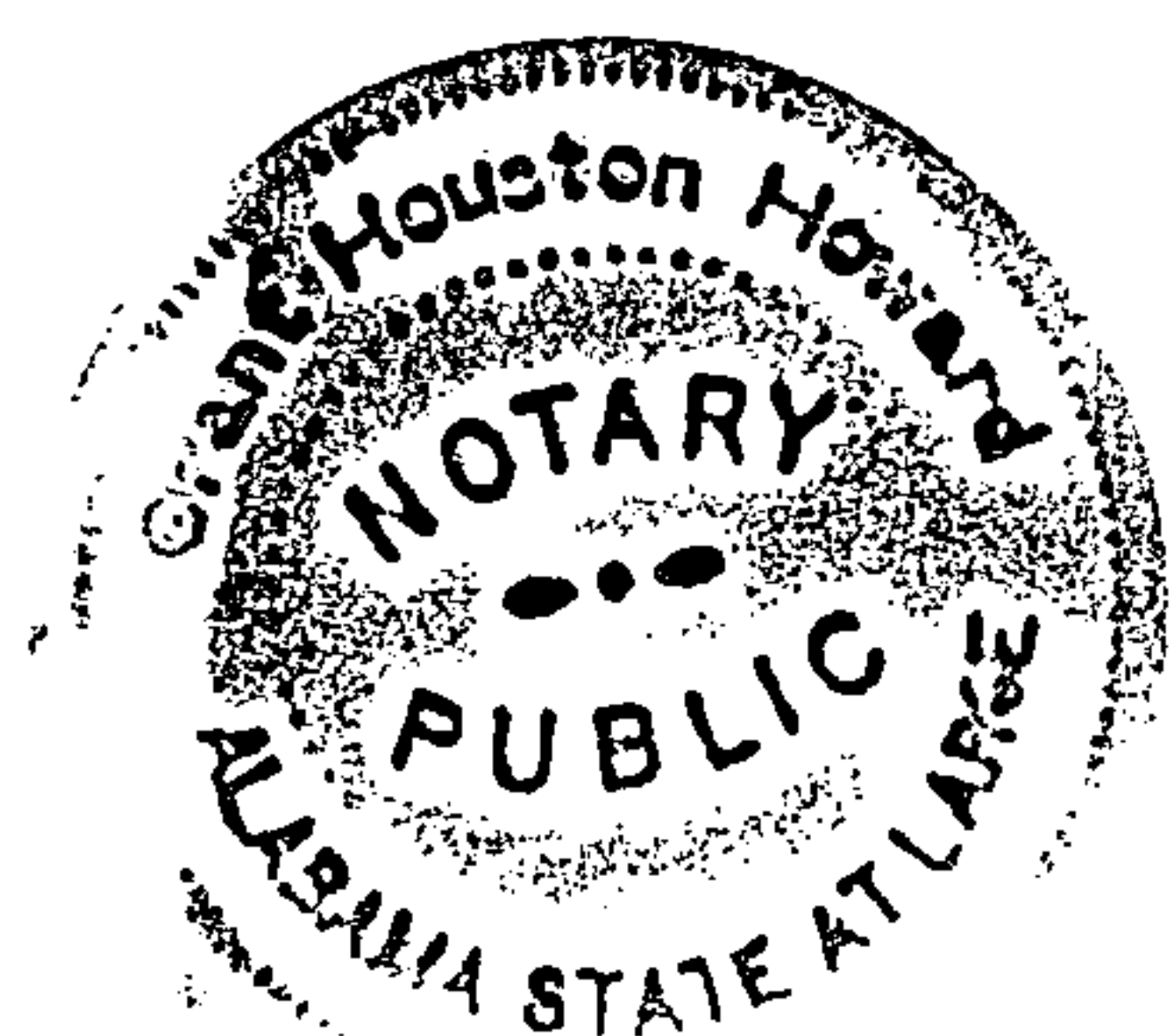
IN WITNESS WHEREOF, said GRANTOR, has hereunto set her hand and seal this the 11th day of June, 2025.

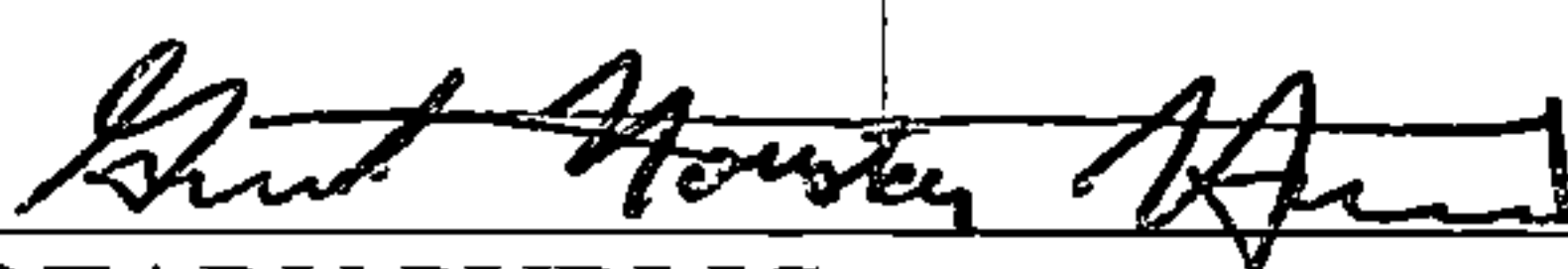

Tiffany Carson

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11 day of June, 2025.




NOTARY PUBLIC
My Commission Expires: 2-4-2029

Real Estate Sales Validation Form

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

Grantor's Name Tiffany Carson
Mailing Address 23657 Hwy 115
Columbiana, AL
35051

Grantee's Name City of Chelsea
Mailing Address P.O. Box 11
Chelsea, AL

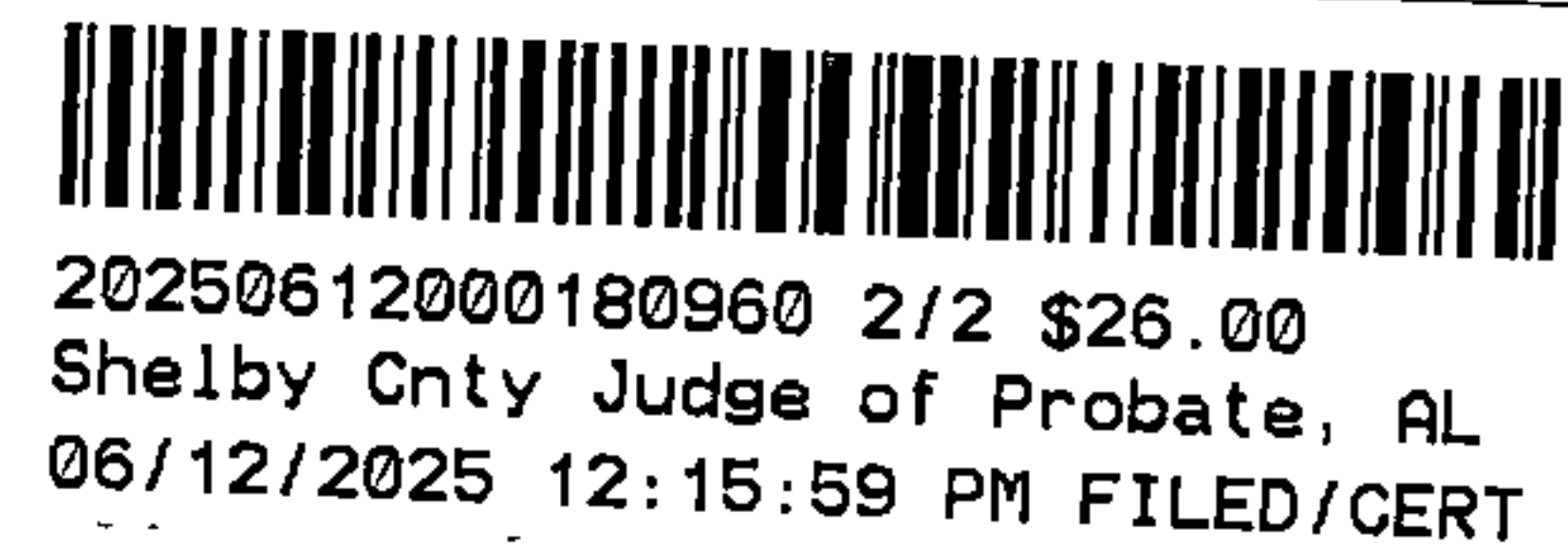
Property Address 113 Simmons Dr.
Chelsea, AL
35043

Date of Sale 10/11/25
Total Purchase Price \$ 297,904.20
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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



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 10/12/25

Unattested

(verified by)

Print Nita Morris

Sign Nita Morris

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1.