

This Instrument was Prepared by:

Send Tax Notice To: Alejandro Chavez

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

8613 Hwy 42
Shelby, AL 35143

**CORPORATION STATUTORY
WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Million One Hundred Thousand Dollars and No Cents (\$2,100,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Apple of North Alabama, Inc., an Alabama Corporation**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Alejandro Chavez**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 1, according to the Apple of North Alabama, Inc., Addition to Chelsea, as recorded in Map Book 40, at Page 51, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property and all matters that would be disclosed by a current and accurate ALTA survey.

\$2,098,725.08 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Representative who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 31 day of Oct, 2025.

APPLE OF NORTH ALABAMA, INC.

Charles Galloway

Authorized Representative

State of Alabama

County of Jefferson

I, Kimberly Hartzog - Gibson, a Notary Public in and for said County in said State, hereby certify that Charles Galloway as Authorized Representative of Apple of North Alabama, Inc., an Alabama Corporation 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 2nd day of October, 2025

Notary Public, State of Alabama

My Commission Expires

**KIMBERLY HARTZOG GIBSON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 05/13/27**

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Apple of North Alabama, Inc.</u>	Grantee's Name	<u>Alejandro Chavez</u>
Mailing Address	<u>601 Vestavia Parkway</u> <u>Birmingham, AL 35216</u>	Mailing Address	<u>8613 Hwy 42</u> <u>Shelby AL 35143</u>
Property Address	<u>89 Chesser Plantation Ln.</u> <u>Chelsea, AL 35043</u>	Date of Sale	_____
		Total Purchase Price	<u>\$2,100,000.00</u>
		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
☒ 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 of 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 October 02, 2025

Print Apple of North Alabama, Inc.

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

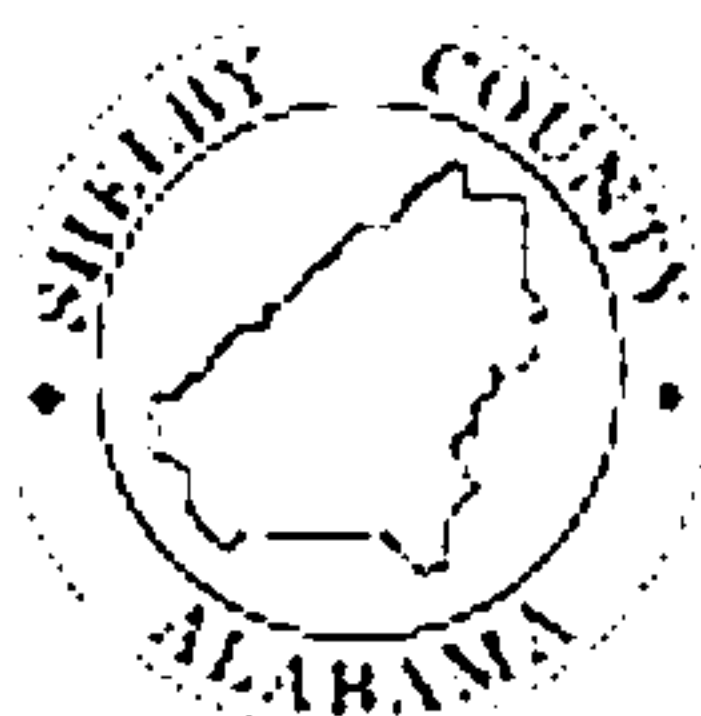
Shelby County, AL

10/03/2025 11:24:02 AM

\$26.50 JOANN

20251003000306050

Form RT-1



Allen S. Bayl