


This Instrument Prepared by:  
Jennifer Q. Griffin, Esq.  
Campisi Law, PC.  
3016 Pump House Road  
Birmingham, Alabama 35243

Send Tax Notice To:

Melanie D. Monti  
145 Chelsea Station Dr.  
Chelsea, AL 35043

WARRANTY DEED (Plain)

State of Alabama  
COUNTY: SHELBY

  
20260226000055000 1/4 \$138.00  
Shelby Cnty Judge of Probate, AL  
02/26/2026 02:26:17 PM FILED/CERT

**Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Melanie D. Monti, Rachel Monti, and Shawne Silvernell, (herein referred to as grantors), do grant, bargain, sell and convey unto Rachel Monti and Shawne Silvernell (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, the address of which is 145 Chelsea Station Dr., Chelsea, AL 35043 to-wit:**

**Lot 8, according to the Survey of Chelsea Station, as recorded in Map Book 38, Page 109, in the Probate Office of Shelby County, Alabama.**

**Subject to: All easements, restrictions and rights of way of record.**

**Melanie D. Monti reserves a life estate in the above-described property for the duration of her lifetime.**

NO TITLE OPINION GIVEN.

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.

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

Shelby County, AL 02/26/2026  
State of Alabama  
Deed Tax: \$105.00



20260226000055000 2/4 \$138.00  
Shelby Cnty Judge of Probate, AL  
02/26/2026 02:26:17 PM FILED/CERT

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this  
17 day of February, 2026.

Melanie D. Monti  
Melanie D. Monti

Rachel Monti  
Rachel Monti

Shawne Silvernell  
Shawne Silvernell

### General Acknowledgment

STATE OF ALABAMA )

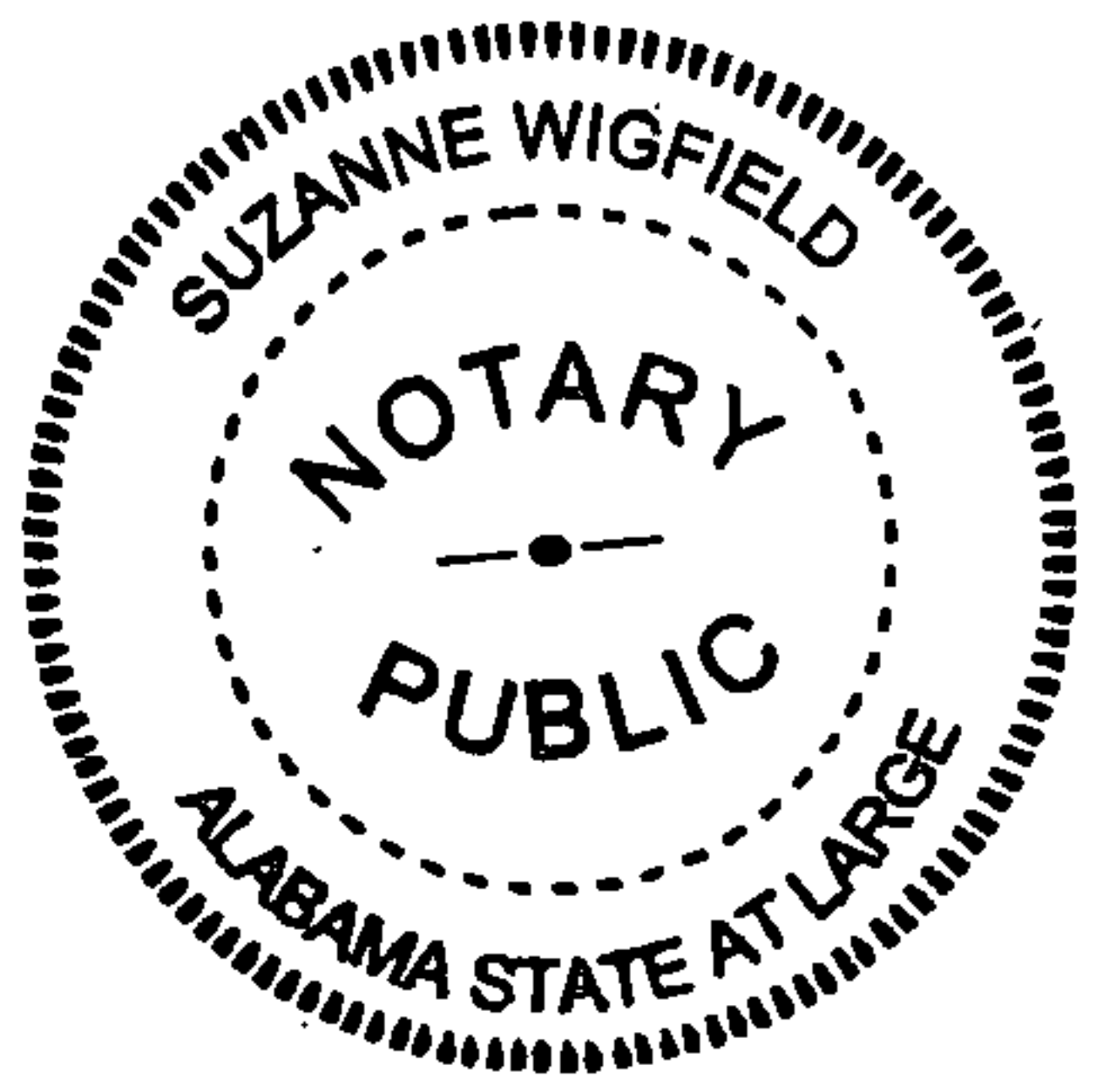
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Melanie D. Monti**, 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 17<sup>th</sup> day of February, 2026.

Suzanne Wigfield  
Notary Public  
My commission expires: 9/2/2029

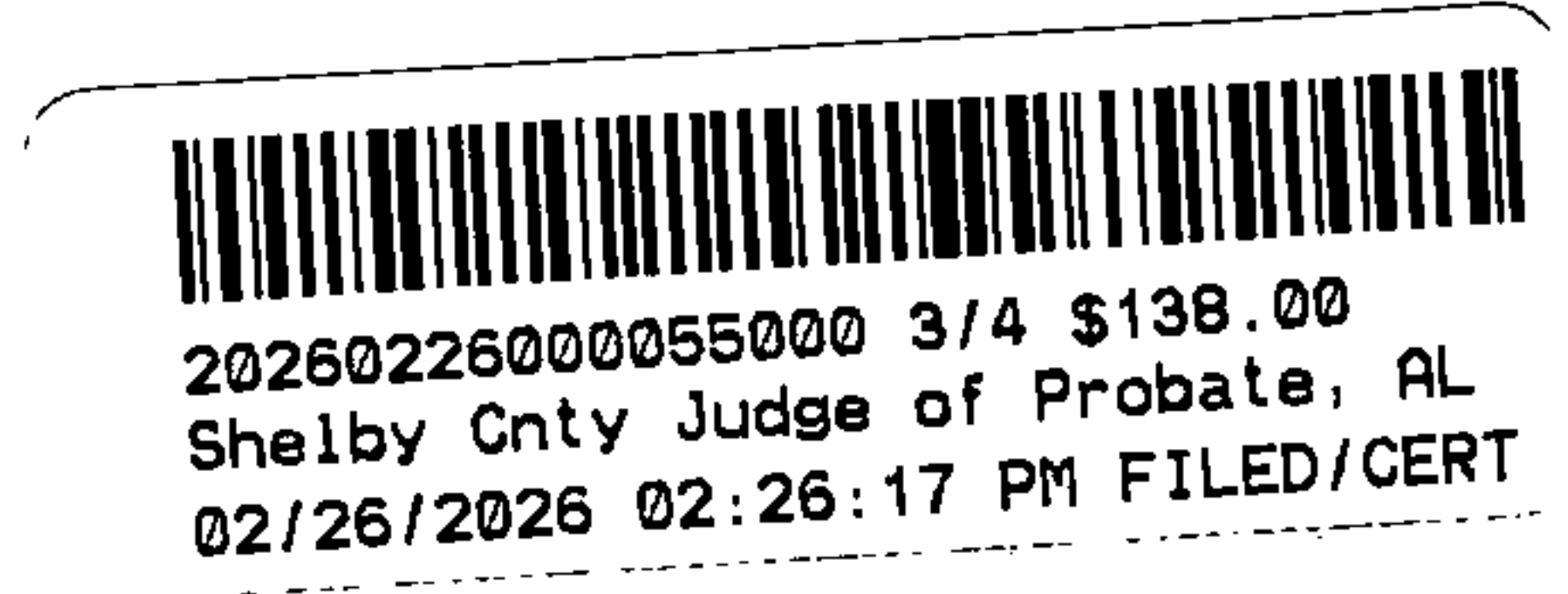
(SEAL)



General Acknowledgment

STATE OF ARIZONA )

COUNTY OF Maricopa )



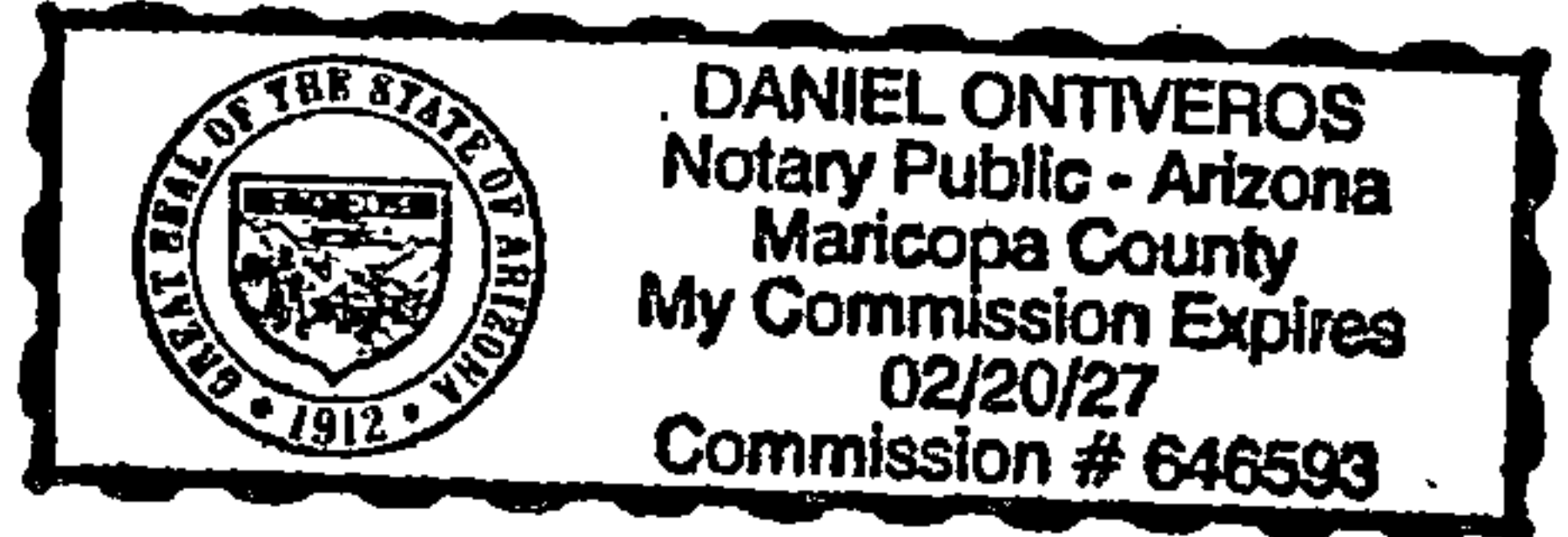
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Rachel Monti**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily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

Given under my hand and official seal this 20th day of February, 2026.

[Signature]  
Notary Public

My commission expires: 02/20/27

(SEAL)



General Acknowledgment

STATE OF ARIZONA )

COUNTY OF Maricopa )

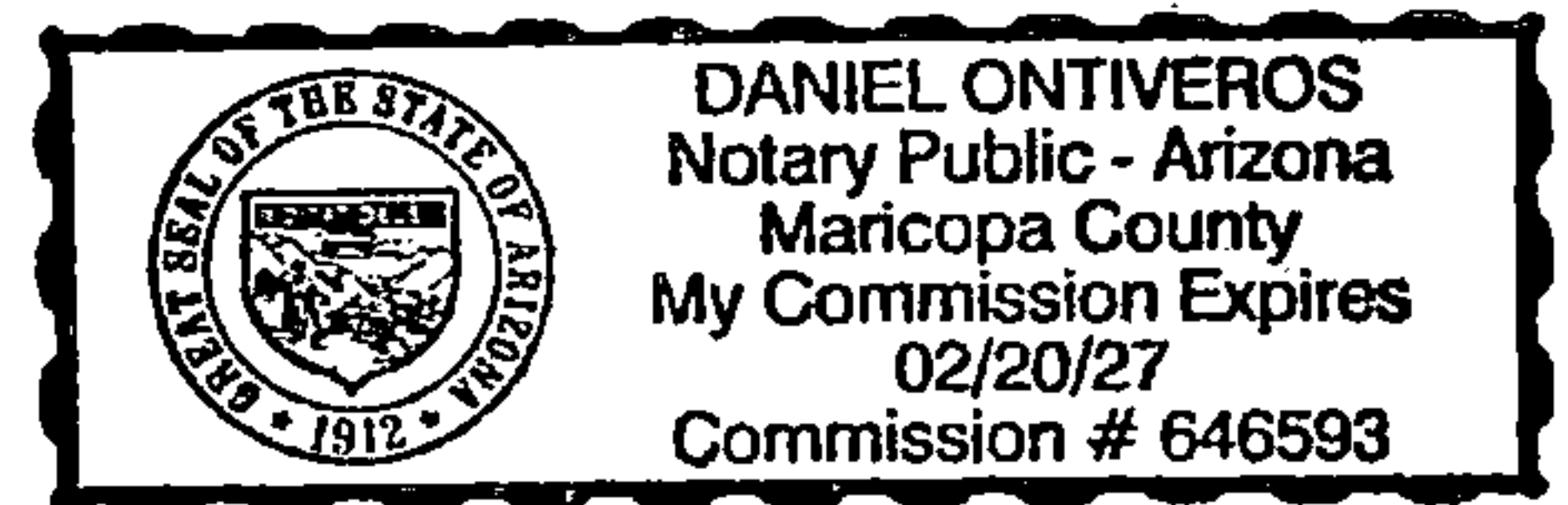
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Shawne Silvernell**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same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

Given under my hand and official seal this 20th day of February, 2026.

[Signature]  
Notary Public

My commission expires: 02/20/27

(SEAL)



Real Estate Sales Validation Form

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

Grantor's Name Melanie D. Monti, Rachel Monti, &
Mailing Address Shawne Silvernell
145 Chelsea Station Dr.
Chelsea, AL 35043

Grantee's Name Rachel Monti & Shawne Silvernell
Mailing Address 145 Chelsea Station Dr.
Chelsea, AL 35043

Property Address 145 Chelsea Station Dr.
Chelsea, AL 35043

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 104,700.00



20260226000055000 4/4 \$138.00
Shelby Cnty Judge of Probate, AL
02/26/2026 02:26:17 PM FILED/CERT

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 1/3 of 2025 Shelby County Tax Value

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 2/17/2026

Print Melanie D. Monti

Unattested (verified by)

Sign Melanie D. Monti (Grantor/Grantee/Owner/Agent) circle one