

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$36,000.00** to the undersigned Grantor(s), **Bonnie Joachim, unmarried**, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Chae Edward Laird Jr.** (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED "EXHIBIT A" FOR COMPLETE LEGAL DESCRIPTION

**Address of Property: 1990 Chandalar Court
Pelham, Alabama 35124**

SUBJECT PROPERTY CURRENTLY CONSTITUTES THE HOMESTEAD OF THE GRANTOR NAMED HEREIN.

Subject to taxes for the year 2013 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.


\$53,738.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 14 day of December, 2012.

By: Bonnie Joachim by Pamela Joachim
Bonnie Joachim, by Pamela Joachim
her duly appointed Attorney in Fact *her attorney in fact*
Grantor

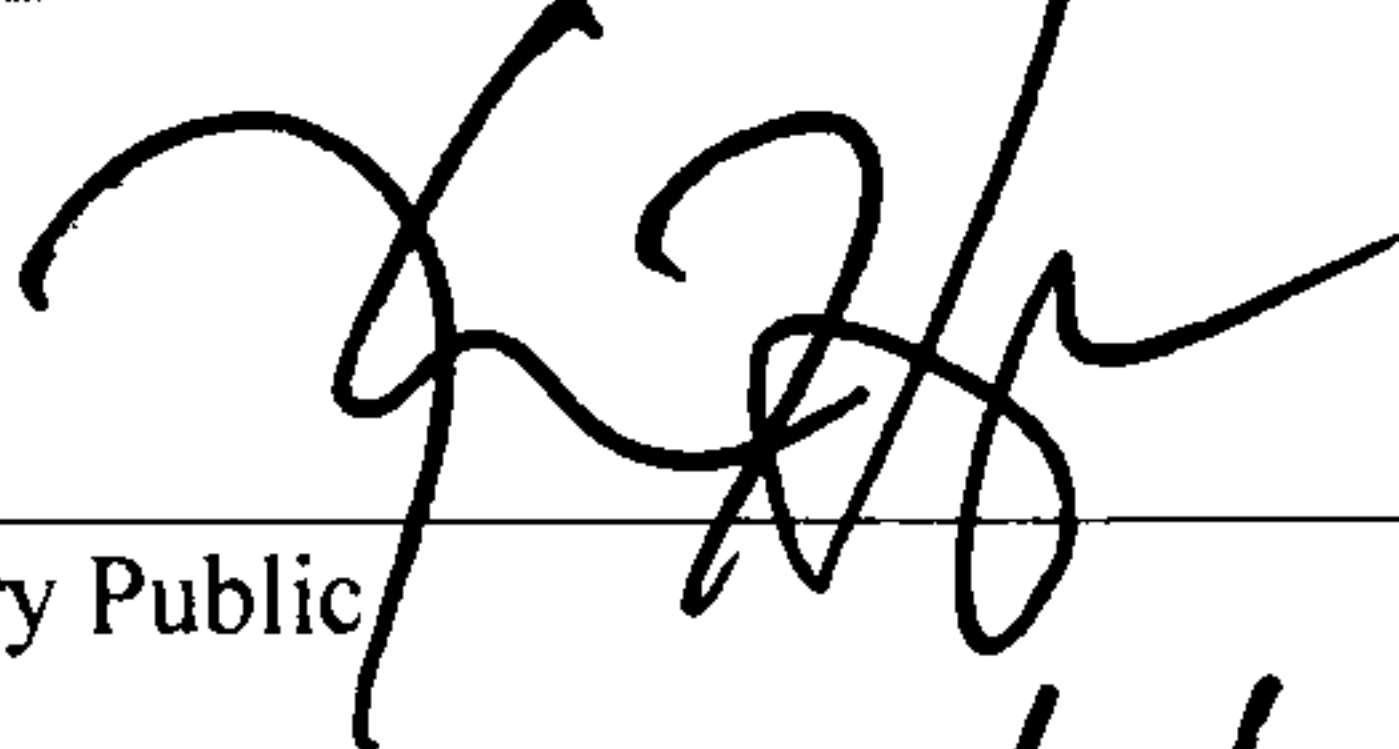
Notary Acknowledgement to Follow


20121227000495080 1/4 \$22.00
Shelby Cnty Judge of Probate, AL
12/27/2012 01:38:22 PM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Pamela Joachim as duly appointed Attorney in fact for **Bonnie Joachim**, whose name are signed to the foregoing conveyance, and who are 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 14 day of December, 2012.



Notary Public
Commission Expires: 11/16/16

This Instrument Prepared By:
Kevin Hays, Attorney at Law
PO Box 660643
Birmingham, AL 35266-0643

Send Tax Notices To:
Chae Edward Laird Jr.
1990 Chandalar Court
Pelham, Alabama 35124




20121227000495080 2/4 \$22.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

Unit D, Building 10, of Chandalar Townhouses, Phase 2, as recorded in Map Book 7, Page 166, located in the SW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, more particularly described as follows:

Commence at the SE corner of said 1/4-1/4 section; thence Northerly along the East line of said 1/4 1/4 section, 840.76 feet; thence 90 degrees left, in a Westerly direction 81.8 feet; thence 90 degrees right, in a Northerly direction, 17.1 feet to the point of beginning; said point being further identified as the SW corner of said Unit D; thence 89 degrees 00 minutes 33 seconds right, in an Easterly direction along the centerline of a party wall and the outer face of a wood fence 58.1 feet to the SE corner of said wood fence; thence 90 degrees left, in a Northerly direction along the East side of a wood fence common Units A, B, C and D, 11.6 feet to the SW edge of a storage building; thence 90 degrees right in an Easterly direction along the South side of said storage building, a distance of 4.2 feet; thence 90 degrees left, in a Northerly direction along East side of said storage building, a distance of 6.4 feet; thence 90 degrees left, in a Westerly direction along North side of storage building, a distance of 4.2 feet to a point on the outer face wood fence common to Units A, B, C and D; thence 90 degrees right in a Northerly direction along the East side of said wood fence a distance of 6.1 feet to the centerline of a wood fence common to Units C and D; thence 90 degrees left, in a Westerly direction along the centerline of a wood fence and party wall common to Units C and D, and another wood fence common to Units C and D a distance of 68.0 feet to a point on the outer face of a wood fence extending across the fronts of Units A, B, C and D; thence 90 degrees left, in a Southerly direction along the outer face of said wood fence across the front of Unit D, a distance of 24.0 feet to the SW corner of said wood fence; thence 90 degrees left, in an Easterly direction along the outer face of said wood fence a distance of 9.9 feet to the point of beginning.


20121227000495080 3/4 \$22.00
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REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name Bonnie Joachim
Mailing Address 1824 Whetstone Dr.
Waynesboro, VA 22980

Grantee's Name Chae E. Laird, Jr.
Mailing Address 1990 Chandalar Court
Pelham, AL 35124

Property Address 1990 Chandalar Court
Pelham, AL 35124

Date of Sale December 14, 2012

Total Purchase Price: \$ 36,000.00
or
Actual Value: \$ _____
or
Assessor's Market Value \$ _____

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence (Check One):

Mortgage Closing Statement Bill of Sale
 Sales Contract Other

- The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence.

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.

Date of Sale- the date on which the interest to the property was conveyed.

Total Purchase Price- the total amount paid for the purchase of the property being conveyed.

Actual Value- if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

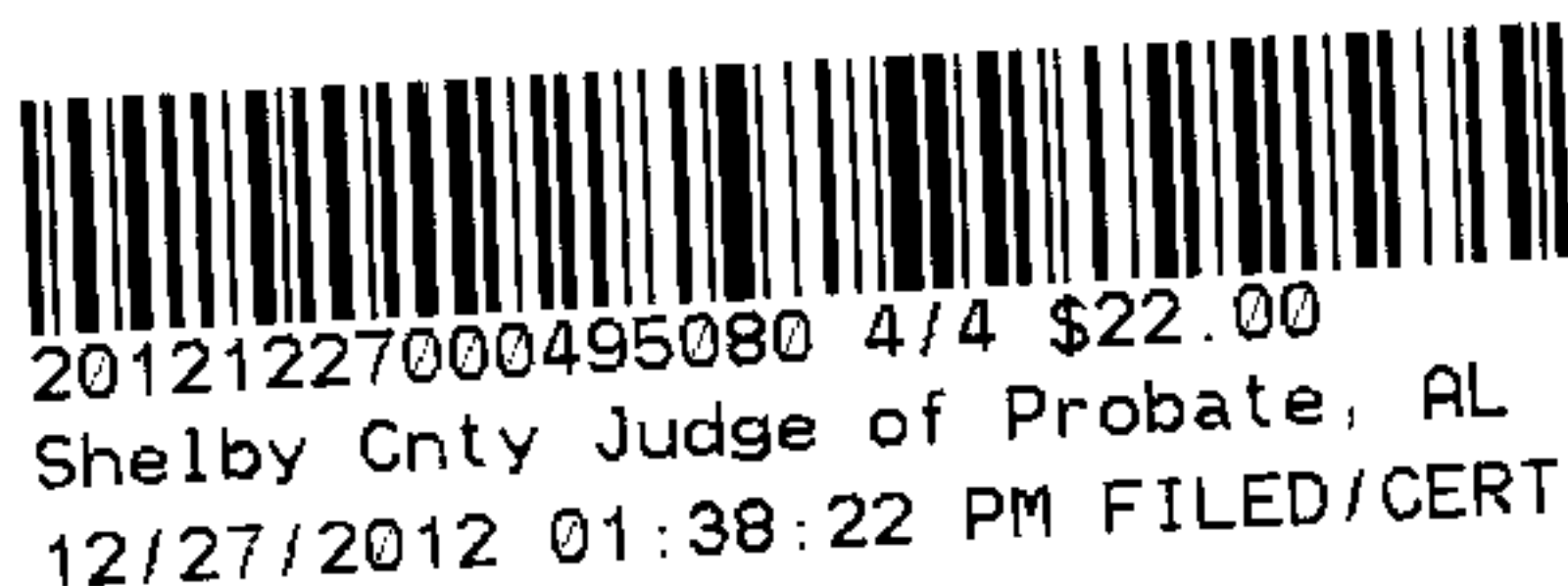
Current Assessor's market value- if no proof is provided, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100.00 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date: DEC 14 2012

Print: Bonnie Joachim by Pamela Joachim her attorney in fact



Sign: Bonnie Joachim by Pamela Joachim
(Owner / Agent) circle one
her attorney in fact