

20171003000360540
10/03/2017 01:45:57 PM
DEEDS 1/3

Send tax notice to:
Better Than Before Properties, LLC
717 Branch Lake Dr.
Columbianna, AL 35051

PEL1700537
This instrument prepared by:
Stewart & Associates, P.C./S. Kent Stewart
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) in hand paid to the undersigned, **Virgil J. Jochimsen*** (hereinafter referred to as "Grantor"), by **Better Than Before Properties, LLC** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 72, according to the Map of Chandalar South, Second Sector, as recorded in Map Book 6, Page 12, in the Probate Office of Shelby County, Alabama. Situated in the Town of Pelham, Shelby County, Alabama.

and

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama; more particularly described as follows: Begin at the Northwestern corner of Lot 72 of Chandalar South, 2nd Sector as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 6, Page 12, thence in a Southeasterly direction along the Southwesterly line of said Lot 72 a distance of 95.49 feet to the beginning of a curve to the left said curve having a radius of 50 feet and a central angle of 82 degrees 24 minutes 20 seconds; thence along arc of said curve a distance of 71.91 feet to end of said curve thence continue in a Northeasterly direction a distance of 23.78 feet to the beginning of a curve to the right, said curve having a radius of 50 feet and a central angle of 45 degrees 50 minutes 5 seconds; thence along arc of said curve a distance of 40.0 feet, thence 126 degrees 34 minutes 15 seconds right measured from tangent of said curve in a Southwesterly direction, a distance of 152.52 feet to the Northeasterly right of way line of Alabama Power Company easement, thence 90 degrees right in a Northwestern direction along said right of way a distance of 167.96 feet to the Southeasterly right of way of Chandalar Drive, thence 90 degrees right in a Northeasterly direction, along said right of way line, a distance of 52.0 feet to the point of beginning.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2017 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.

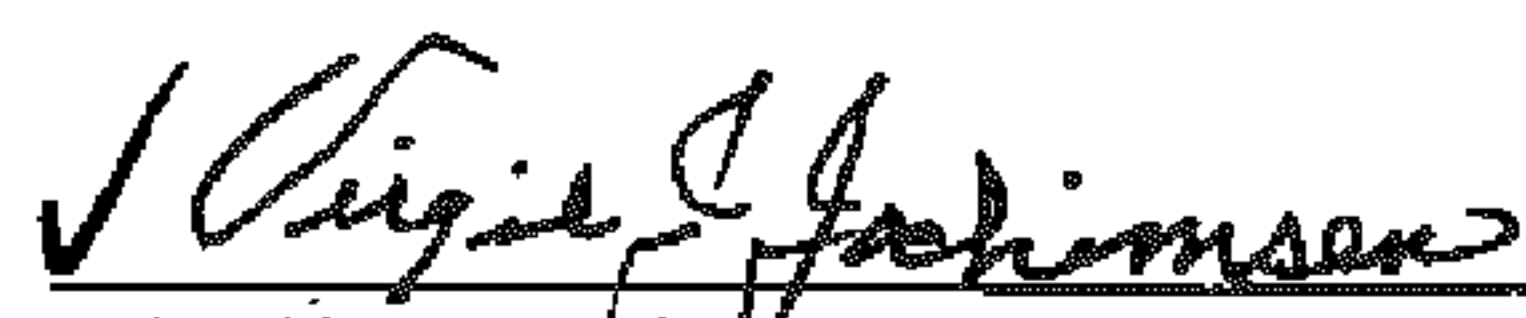
*an unmarried man,

Virgil J. Jochimsen is the surviving Grantee of those certain deeds recorded in Instrument No 19790731000097490 and Instrument No 19790803000099770 in the Probate Office of Shelby County, Alabama; the other Grantee, Nancy R. Jochimsen, having died on or about the 30th day of June, 2017.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, its heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, its heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his signature this the 2 day of October, 2017

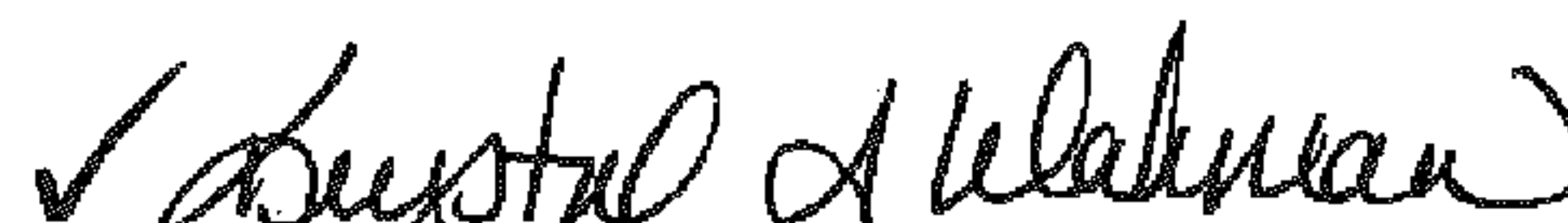

Virgil J. Jochimsen

STATE OF ✓ Nebraska
COUNTY OF ✓ Douglas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Virgil J. Jochimsen, an unmarried man, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 2 day of October, 2017.

(Notary Seal)

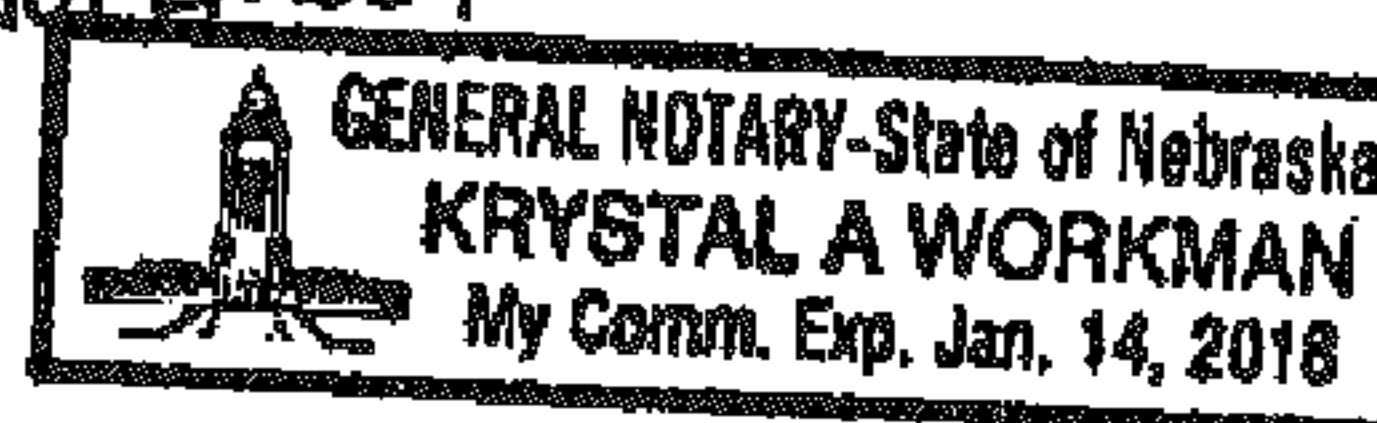


Notary Public

Print Name: Krystal A. Workman

Commission Expires:

Jan 14 2018



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>Virgil J. Jochimsen</u>	Grantee's Name	<u>Better Than Before Properties, LLC</u>
Mailing Address	<u>13410 Blondo Street</u>	Mailing Address	<u>717 Branch Lake Drive</u>
	<u>Apt. 211</u>		<u>Columbiana, AL 35051</u>
	<u>Omaha, NE 68164</u>		
Property Address	<u>1905 Chandaway Drive</u>	Date of Sale	<u>10/2/17</u>
	<u>Pelham, AL 35124</u>	Total Purchase Price	<u>\$ 160,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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 10/2/17Print Courtney SnowUnattestedSign Courtney Snow
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/03/2017 01:45:57 PM
\$181.00 CHERRY
20171003000360540

Form RT-1