

SEND TAX NOTICE TO:

Jannah N. Davis
1892 Chandalar Court
Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2000558

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Twenty Two Thousand and 00/100 Dollars (\$122,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Resha Grace, an unmarried woman and Darian Holt, an unmarried man**, whose address is: 90 Rooks Est. Chelsea AL 35043 (hereinafter "Grantor", whether one or more), by **Jannah N. Davis**, whose address is: 1892 Chandalar Court, Pelham, AL 35124 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Jannah N. Davis, an unmarried woman**, the following described real estate situated in Shelby County, Alabama, the address of which is **1892 Chandalar Court, Pelham, AL 35124**, to-wit:


Unit "D", Building 9, Phase 2, of Chandalar South Townhouses, located in the Southwest 1/4 of the Southeast 1/4 of Section I, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4 - 1/4 Section; thence in a Northerly direction along the East line of said 1/4 - 1/4 Section a distance of 883.73 feet; thence 90° left, in a Westerly direction, a distance of 194.64 feet to the Point of Beginning, said point being the Southeasterly fence corner of said Building 9; thence 85 degrees 51' right, in a Northwesterly direction, along the outside face of the Northeasterly fence wall and fence of said Unit "D", a distance of 67.64 feet to the outside face of the Northeasterly fence corner of said Building 9; thence 90 degrees left, along the outside face Of the Northwesterly fence of said Building 9, in a Southwesterly direction, a distance of 16.7 feet to the Southeasterly corner of a utility building; thence 90 degrees right, in a Northwesterly direction, along the Northeasterly wall of said utility building, a distance of 4.3 feet to the Northeasterly corner of said utility building; thence 90 degrees left, in a Southwesterly direction along the Northwesterly wall of said utility building, a distance of 6.4 feet, to the Northwesterly corner of said utility building; thence 90 degrees left, in a Southeasterly direction, along the Southeasterly wall of said utility building, a distance of 4.3 feet to the outside face of said Northwesterly fence of said building 9; thence 90 degrees right, in a Southwesterly direction along the outside face of said Northwesterly fence. a distance of 1.05 feet to the intersection of the centerline of the fence common to Units "D" and thence 90 degrees left, in a Southeasterly direction along said centerline of said common fence, party wall common to Units "D" and "C", and said common fence, a distance of 67.64 feet to the outside face of said Southeasterly fence of said Building; thence 90 degrees left, in a Northeasterly direction, along outside face of said Southeasterly fence, a distance of 24.15 feet to the Point of Beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$118,340.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Resha Grace and Darian Holt, has set their signatures and seals on this 22nd day of September, 2020.



Resha Grace




Darian Holt

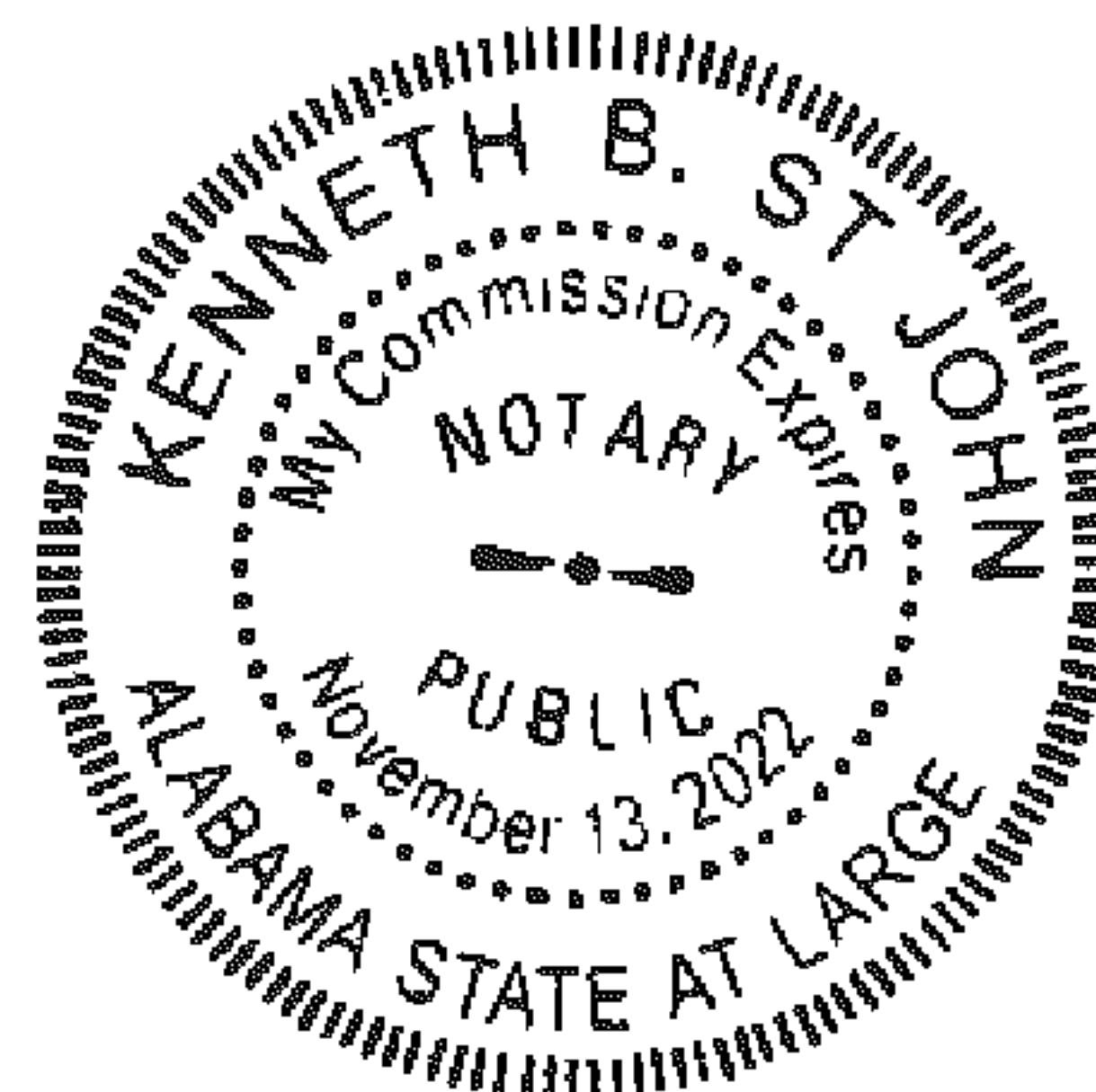
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Resha Grace, an unmarried woman and Darian Holt, an unmarried man**, whose names 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 22nd day of September, 2020.



Notary Public
Printed Name: Kenneth B. St John
My Commission Expires: 11/13/2022



Real Estate Sales Validation Form

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

Grantor's Name Resha Grace and Darian Holt
Mailing Address 90 Rooks Est Chelsea AL 35043

Grantee's Name Jennah N. Davis
Mailing Address 1892 Chandalar Court Pelham AL 35124

Property Address 1892 Chandalar Court Pelham AL 35124

Date of Sale 9/22/2020
Total Purchase Price \$ 122,000
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
x 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).

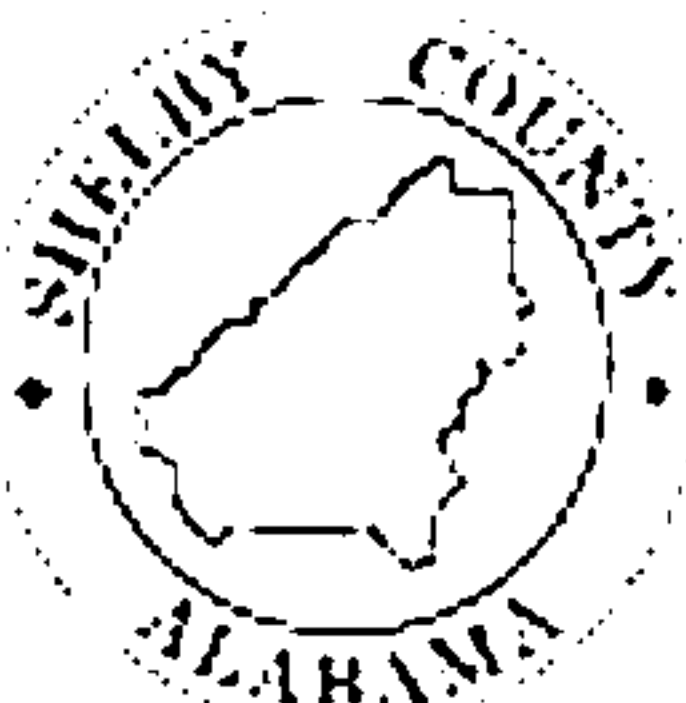
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9-23-2020

Print Skyler Murphy
Sign (Signature)
(Grantor/Grantee/Owner/Agent) circle one

Unattested (verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/24/2020 08:44:53 AM
\$32.00 CHERRY
20200924000428780

Allen S. Bayl