Prepared by:
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1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: James W. Smith & Lisa H. Smith 5008 Hawthorne Place Chelsea, AL 35043

STATE OF ALABAMA	
	) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY	) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$325,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, FARANA P. GANDHI and SOHIL KESHWANI, wife and husband (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, JAMES W. SMITH and LISA H. SMITH (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$161,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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	ntors have hereunto set their hand and seal this the 24th day
of June, 2021.  FARANA P. GANDHI  .	
A DUHOUNG	
SOHIL KESHWANI	<del> </del>
STATE OF ALABAMA	
COUNTY OF JEFFERSON	) )
FARANA P. GANDHI and SOHII conveyance and who are known to most the contents of the instrument, the date.	In and for said County and State, hereby certify that L KESHWANI, whose names are signed to the foregoing he, acknowledged before me on this day that, being informed by executed the same voluntarily on the day the same bears ereunto set my hand and seal this the 24th day of June, 2021.
NOTARY PUBLIC	
My commission expires:	
HANDISION SINGLES OF STANKING SINGLES OF STANK	

## 20210628000312970 06/28/2021 02:16:33 PM DEEDS 3/4 Exhibit A

## Legal Description

Lot 6-62, according to the Survey of Chelsea Park, 6th Sector, 6th Addition as recorded in Map Book 43, page 60, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record in Instrument No. 20041014000566950, and Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 6th Sector as recorded in Instrument No. 20111130000360960, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 FARANA P. GANDHI and SOHIL JAMES W. SMITH and LISA H. KESHWANI Grantee's NameSMITH Grantor's Name 808 GREY OAKS CIRCLE Mailing Address5008 HAWTHORNE PL Mailing Address CHELSEA, AL 35043 **PELHAM, AL 35124 5008 HAWTHORNE PL** Date of SaleJune 24, 2021 Property Address CHELSEA, AL 35043 Total Purchase Price\$325,000.00 or Actual Value 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 X 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). 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). Sign Unattested (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

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Form RT-1

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