

**ORDER NO. 69679099-D**

**WARRANTY DEED**  
**WITH RIGHTS OF SURVIVORSHIP**

STATE OF ALABAMA            )  
  )  
COUNTY OF SHELBY         )

Send Tax Notices to:  
**2619 Chandafern Drive**  
**Pelham, AL 35124**

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantors, **PATRICIA E. HUNT, F/K/A, PATRICIA E. JONES, a married woman**, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged by said Grantors, Grantor does, by these presents grant, bargain, sell and convey unto **PATRICIA E. HUNT and husband, DAVID HUNT**, herein referred to as Grantees, as **joint tenants with rights of survivorship**, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Tax Id Number(s): 13 1 01 4 002 037.000**

**Lot 107, according to the survey of Chandalar South Second Sector, as recorded in Map Book 6, Page 12, in the Probate Office of Shelby County, Alabama. Commonly known as: 2619 Chandafern Drive, PELHAM, AL 35124**

**THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.**

**Prior Source Deed: Instrument 20081222000473300**

**The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.**

**This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.**

**Homestead Clause: The above described property is the homestead of the Grantor herein.**

**TO HAVE AND TO HOLD** unto the said Grantees, as **joint tenants with rights of survivorship**, their heirs and assigns forever. And we do for ourselves and our heirs and personal representatives covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances and that we have a good right to sell and convey the same as aforesaid; that we will and our heirs and personal representatives shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

No title work was requested nor performed and the scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. A Survey was provided to the scrivener for the preparation of this deed. The description was provided by the Grantee.

**IN WITNESS WHEREOF**, the said Grantors, who are authorized to execute this conveyance hereto sets its signature and seal, this the 22 day of February, 2021.

**GRANTOR:**



**PCL**

**69679099DWAR01010102**

*[Handwritten Signature]*  
WITNESS

*[Handwritten Signature]* F/K/A *[Handwritten Signature]*  
PATRICIA E. HUNT, F/K/A,  
PATRICIA E. JONES

STATE OF ALABAMA  
COUNTY OF *St. Clair*

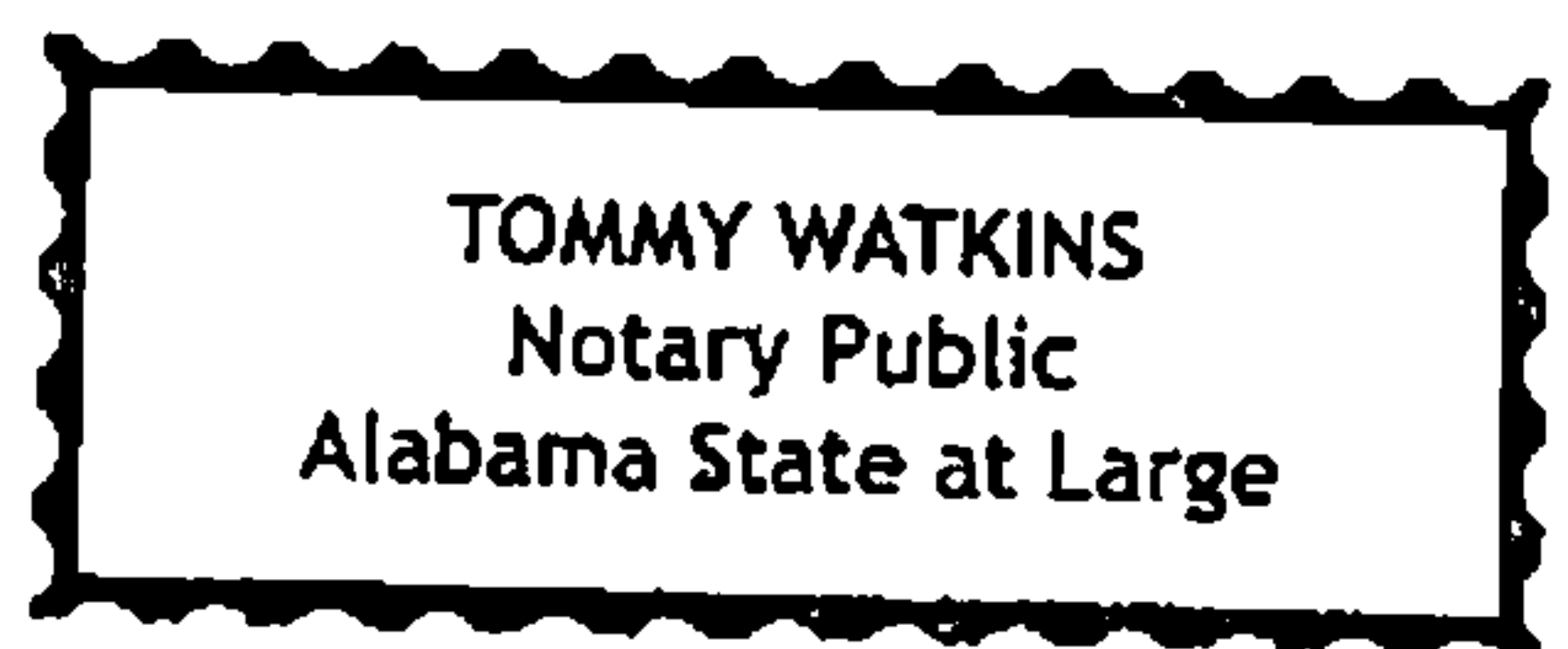
I, *Tommy Watkins*, a Notary Public for the State of Alabama, do hereby certify that PATRICIA E. HUNT, F/K/A, PATRICIA E. JONES, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the *22nd* day of *February*, 2021.

(NOTARY SEAL)

*[Handwritten Signature]*  
Notary Public  
My commission expires: *4/18/2022*

This instrument was prepared by:  
*Gregory M. Varner, Esq.*  
Attorney at Law  
Post Office Box 338  
Ashland, Alabama 36251  
256-354-5464



My Commission Expires  
April 18, 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 Patricia E. Hunt, F/K/A
Mailing Address Patricia E. Jones
2019 Chandalfem Drive
Pelham, AL 35124

Grantee's Name Patricia E. Hunt and
Mailing Address David Hunt
2019 Chandalfem Drive
Pelham, AL 35124

Property Address 2019 Chandalfem Drive
Pelham, AL 35124

Date of Sale 2/22/2021

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 229,250.00/ half value \$114,625.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/22/2021 08:29:16 AM
\$143.00 CHERRY
20210922000461640



Ann S. Byrd

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

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 7/14/2021

Print Patricia Hunt

Unattested (verified by)

Sign Patricia Hunt (Grantor/Grantee/Owner/Agent) circle one