

Document Prepared By:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 North 18th Street
Bessemer, AL 35020

Shelby County, AL 10/26/2012
State of Alabama
Deed Tax:\$25.00

Send Tax Notice To:
Todd Pybas and
Carol Pybas
2424 Royal Lane
Pelham, AL 35124

GENERAL WARRANTY DEED/ JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, THAT IN CONSIDERATION OF **SEVENTY-SIX THOUSAND AND NO/100 DOLLARS (\$76,000.00) being the consideration recited in that certain sales contract entered into by and between the Grantor(s) and Grantee(s)**, the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I, **William Andrew Bailey, an unmarried man, whose mailing address is 90 Candice Lane, Woodstock, AL 35188 (The property conveyed herein is not the homestead of the grantor.)**(herein referred to as Grantor(s)), grant, sell, bargain and convey unto **Todd Pybas and wife, Carol Pybas, whose mailing address is 2424 Royal Lane, Pelham, AL 35124**(herein referred to as Grantee(s)), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in **SHELBY** County, Alabama to wit:

A parcel of land occupied by Unit "C", Building 10, Phase 2 of Chandalar South Townhomes, as recorded in Map Book 7, Page 166 in the Probate Office of Shelby County, Alabama, 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: 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 840.76 feet; thence 90 degrees left in a Westerly direction a distance of 110.0 feet to a point on the East right of way of Chandalar Court; thence 90 degrees right in a Northerly direction along said right of way a distance of 41.1 feet; thence 90 degrees right in an Easterly direction a distance of 33.4 feet to the point of beginning, said point being further identified as the SW corner of said Unit "C" thence 00 degrees 59 minutes 27 seconds left in an Easterly direction along the centerline of a party wall and wood fence common to Units "C" and "D" a distance of 52.5 feet; thence 90 degrees left in a Northerly direction along the East side of a wood fence common to Units "A", "B", "C" and "D" a distance of 10.7 feet to the Southwest 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 the East side of said storage building a distance of 6.4 feet; thence 90 degrees left in a Westerly direction along the North side of said storage building a distance of 4.2 feet to a point on the 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 2.1 feet to the centerline of a wood fence common to Units "B" and "C"; thence 90 degrees left in a Westerly direction along the centerline of the wood fence and party wall common to Units "B" and "C" and another wood fence common to Units "B" and "C", 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 "C" a distance of 19.2 feet to the centerline of a wood fence common to Units "C" and "D"; .thence 90 degrees left in an Easterly direction along the centerline of said wood fence a distance of 15.5 feet to the point of beginning; being situated in Shelby County, Alabama.

Property Address: 1992 Chandalar Court, Pelham, AL 35124

Subject to any and all easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$51,000.00 of the above consideration above paid from the proceeds of a purchase money mortgage closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) and their heirs, successors and assigns forever.

AND THE GRANTORS, I do for myself and for my heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend that same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal, this 28th day of **September, 2012.**

GRANTOR(S)

William Andrew Bailey

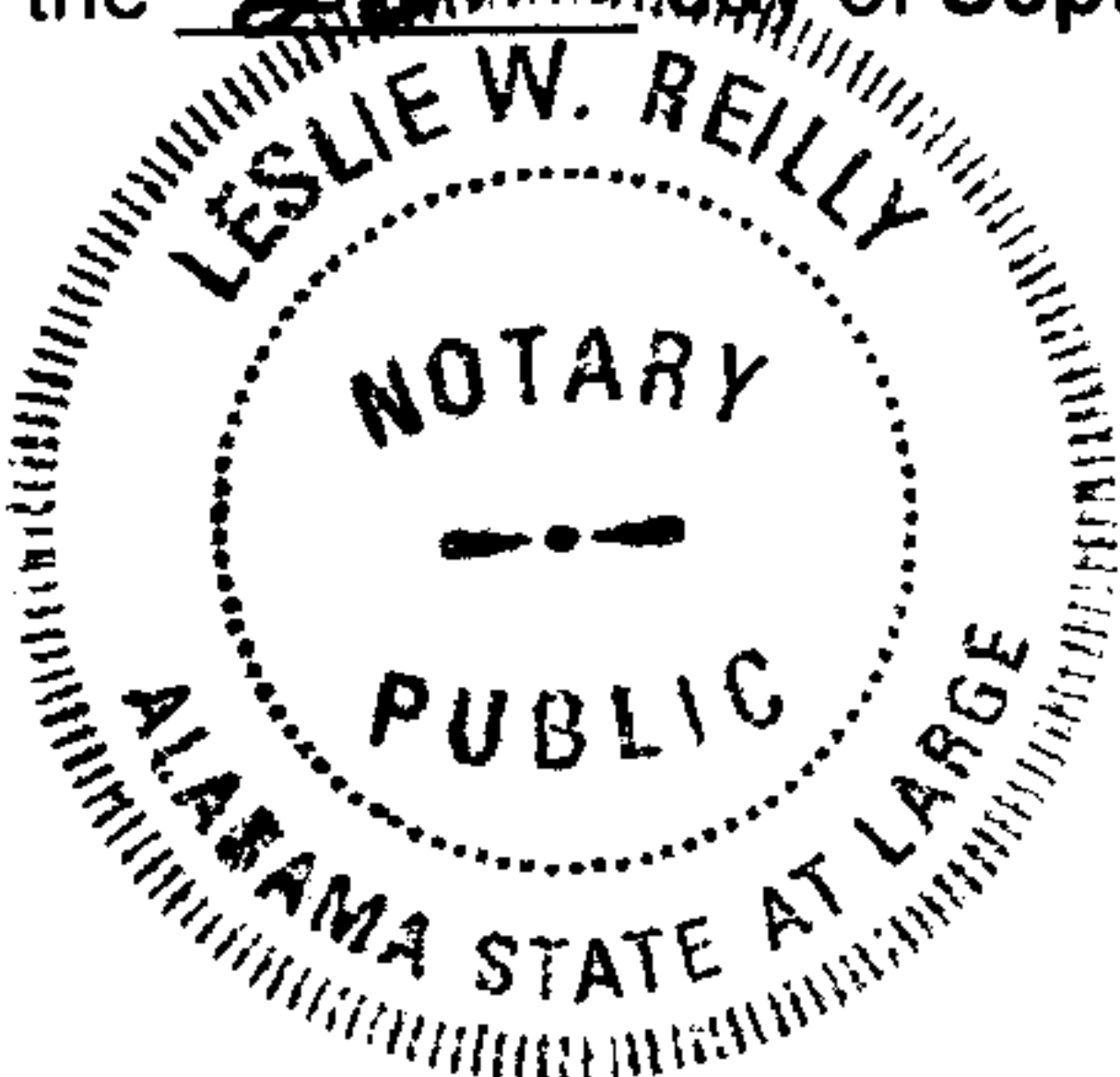
(STATE OF Alabama)
(Jefferson COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby **William Andrew Bailey**, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of **September, 2012.**

20121026000413740 1/2 \$40.00
Shelby Cnty Judge of Probate, AL
10/26/2012 02:48:00 PM FILED/CERT



NOTARY PUBLIC –Leslie W. Reilly
My Commission Expires:2-4-13

Real Estate Sales Validation Form

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

Grantor's Name William Andrew Bailey
Mailing Address 90 Candice Lane
Woodstock, AL 35188

Grantee's Name Todd Pybas and Carol Pybas
Mailing Address 2424 royal Lane
Pelham, AL 35124

Property Address 1992 Chandalar Court
Pelham, AL 35124

Date of Sale 9/28/12
Total Purchase Price \$ 76,000.00

or
Actual Value \$

or
Assessor's Market Value \$


20121026000413740 2/2 \$40.00
Shelby Cnty Judge of Probate, AL
10/26/2012 02:48:00 PM FILED/CERT

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 9/28/12

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) Circle one

Form RT-1