

Send tax notice to:
STEVEN F. ABBOTT and SHARON D. ABBOTT
1996 CHANDALAR CT
PELHAM, AL 35124


20131007000400350 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/07/2013 08:02:59 AM FILED/CERT

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Eighty-Nine Thousand Two Hundred and 00/100 (\$89,200.00)** and other valuable considerations to the undersigned GRANTOR(S). **GEORGE A. PERKINS, A MARRIED INDIVIDUAL**, (hereinafter referred to as GRANTORS). in hand paid by the GRANTEE(S) herein. the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **STEVEN F. ABBOTT and SHARON D. ABBOTT**, hereinafter referred to as GRANTEE(S). for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple. together with every contingent remainder and right of reversion. the following described real estate. situated in County of Shelby State of Alabama, to-wit:

UNIT A, BUILDING 10 OF CHANDALAR TOWN HOUSE, PHASE 2, 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 81.8 FEET; THENCE 90 DEGREES RIGHT IN A NORTHERLY DIRECTION A DISTANCE OF 17.1 FEET TO A POINT ON THE OUTER FACE OF A WOOD FENCE EXTENDING ALONG THE SOUTH SIDE OF UNIT D OF SAID BUILDING 10; THENCE 90 DEGREES 59 MINUTES 27 SECONDS LEFT IN A WESTERLY DIRECTION ALONG THE OUTER FACE OF SAID WOOD FENCE A DISTANCE OF 9.9 FEET TO THE SOUTHWEST CORNER OF A WOOD FENCE THAT EXTENDS ACROSS THE FRONTS OF UNITS A, B, C AND D, OF SAID BUILDING 10; THENCE 90 DEGREES RIGHT, IN A NORTHERLY DIRECTION ALONG THE OUTER FACE OF SAID WOOD FENCE EXTENDING ACROSS THE FRONTS OF UNITS D, C AND B A DISTANCE OF 67.2 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE, ALONG THE OUTER FACE OF SAID WOOD FENCE EXTENDING ACROSS THE FRONT OF SAID UNIT A, A DISTANCE OF 26.1 FEET TO THE NORTHWEST CORNER OF A WOOD FENCE THAT EXTENDS ALONG THE NORTH SIDE OF SAID UNIT A; THENCE 90 DEGREES RIGHT, IN AN EASTERLY DIRECTION ALONG THE OUTER FACE OF SAID WOOD FENCE, THE OUTER FACE OF SAID UNIT A, AND THE OUTER FACE OF ANOTHER WOOD FENCE, A DISTANCE OF 68.0 FEET TO THE NORTHEAST CORNER OF A WOOD FENCE THAT EXTENDS ALONG THE BACK OF SAID UNIT A; THENCE 90 DEGREES RIGHT IN A SOUTHERLY DIRECTION ALONG THE OUTER FACE OF SAID WOOD FENCE, A DISTANCE OF 19.4 FEET TO THE NORTHWEST CORNER OF A STORAGE BUILDING; THENCE 90 DEGREES LEFT, IN AN EASTERLY DIRECTION ALONG THE OUTER FACE OF SAID STORAGE BUILDING A DISTANCE OF 4.2 FEET TO THE NORTHEAST CORNER OF SAID STORAGE BUILDING; THENCE 90 DEGREES RIGHT, IN A SOUTHERLY DIRECTION ALONG THE OUTER FACE OF SAID STORAGE BUILDING A DISTANCE OF 6.45 FEET TO THE CENTER LINE OF A WALL COMMON TO THE STORAGE BUILDINGS OF UNITS A AND B; THENCE 90 DEGREES RIGHT, IN A WESTERLY DIRECTION ALONG THE CENTER LINE OF SAID WALL COMMON TO THE STORAGE BUILDINGS OF SAID UNITS A AND B, A WOOD FENCE, A PARTY WALL AND ANOTHER WOOD FENCE, ALL CENTERLINES BEING COMMON TO UNITS A AND B, A DISTANCE OF 72.2 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$92,143.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HERewith.

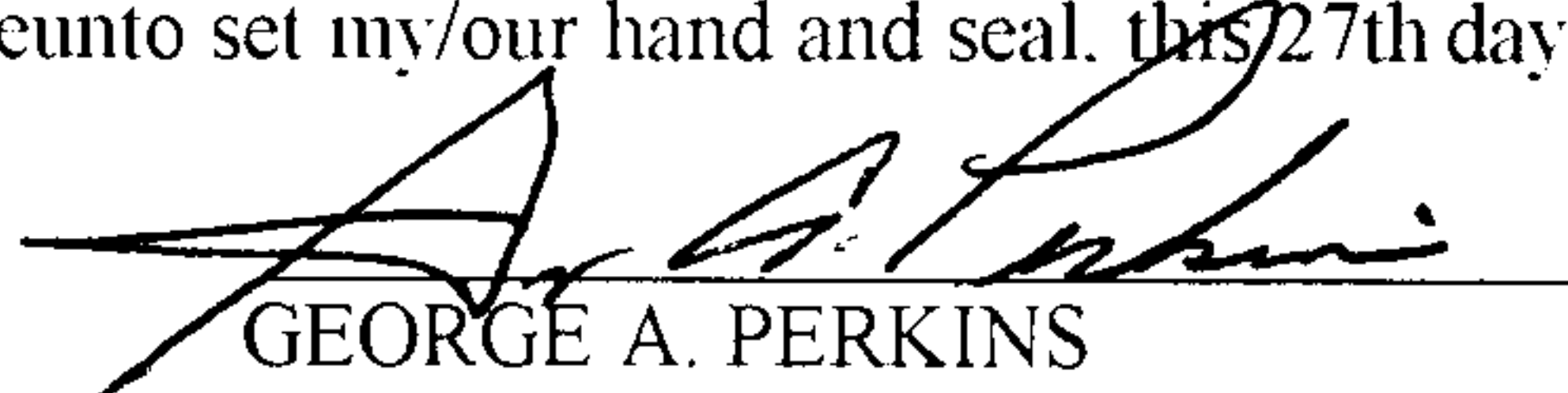
SUBJECT PROPERTY IS NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

SUBJECT TO EASEMENTS. RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

TO HAVE AND TO HOLD, to the said GRANTEE (S). for and during their joint lives together and upon the death of either of them. then to the survivor of them in fee simple. and to their heirs and assigns of such survivor forever. together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs. executors and administrators covenant with the said GRANTEES. their heirs and assigns. that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances. that I (we) have a good right to sell and convey the same to the said GRANTEE (S). their heirs and assigns forever. against the lawful claims all persons. except as to the hereinabove restrictive covenants. conditions. easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

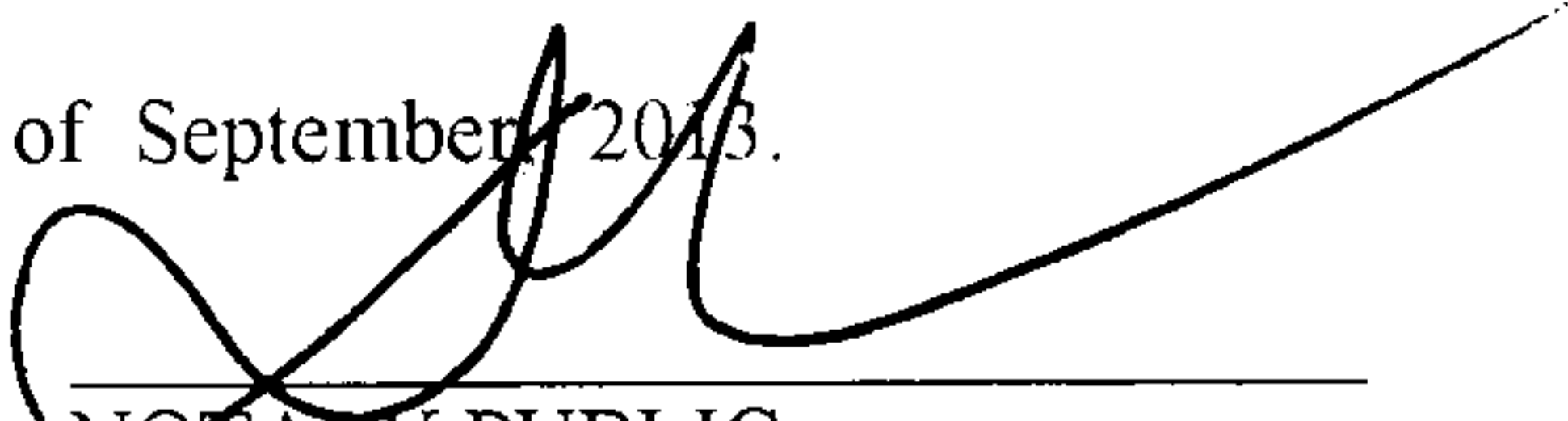
IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal. this 27th day of September. 2013.


GEORGE A. PERKINS

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that GEORGE A. PERKINS is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

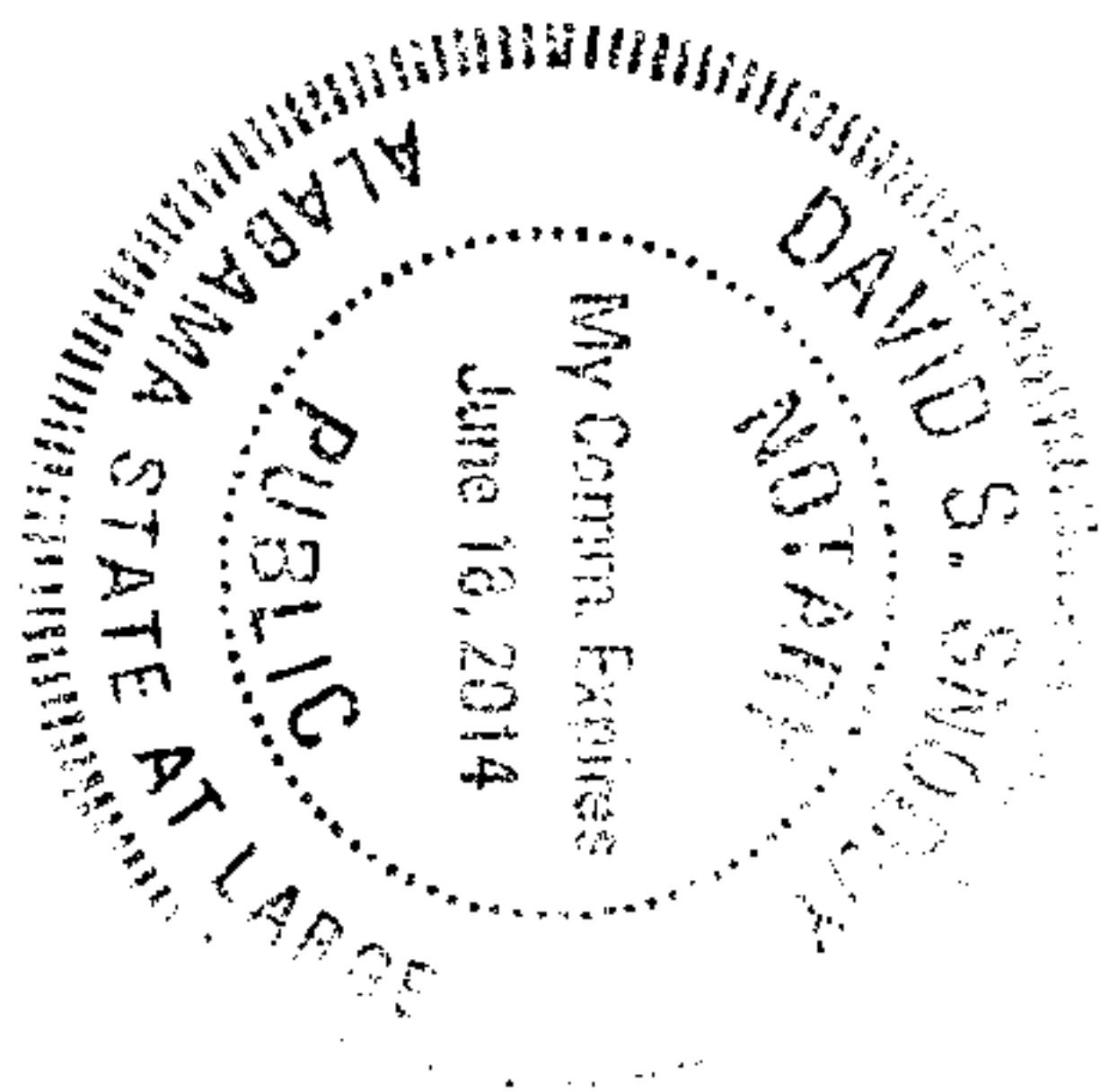
Given under my hand and official seal this 27th day of September 2013.



NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243


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Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address:

Property Address

GEORGE A. PERKINS
1636 Old Fayetteville Rd.
Shelby County, AL 35151

1996 CHANDALAR CT
PELHAM, AL 35124

Grantee's Name
Mailing Address:

STEVEN F. ABBOTT
1996 CHANDALAR CT
PELHAM, AL 35124

Date of Sale: September 27, 2013
Total Purchaser Price \$89200.00
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
☒ 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 9/27/13

Unattested [Signature]
(verified by)

Print George A. Perkins
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one


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