

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Sandy F. Johnson

Attorney at Law

3170 Highway 31 South

Pelham, Alabama 35124

Send Tax Notice to: Avni Chudgar and

(Name) Anar Chudgar

(Address) 2505 Hamilton Cir
Pelham, AL 35124

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA

SHELBY COUNTY


KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00) and other good and valuable consideration** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

Avni Chudgar, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Avni Chudgar and Anar Chudgar


20131121000457490 1/3 \$98.00
Shelby Cnty Judge of Probate, AL
11/21/2013 01:40:09 PM FILED/CERT

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lot 207 according to the Map of Chandalar South Fifth Sector as recorded in Map Book 6 Page 146 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

The above described property does not constitute the homestead of the Grantor, nor that of her spouse, neither is it contiguous thereto.

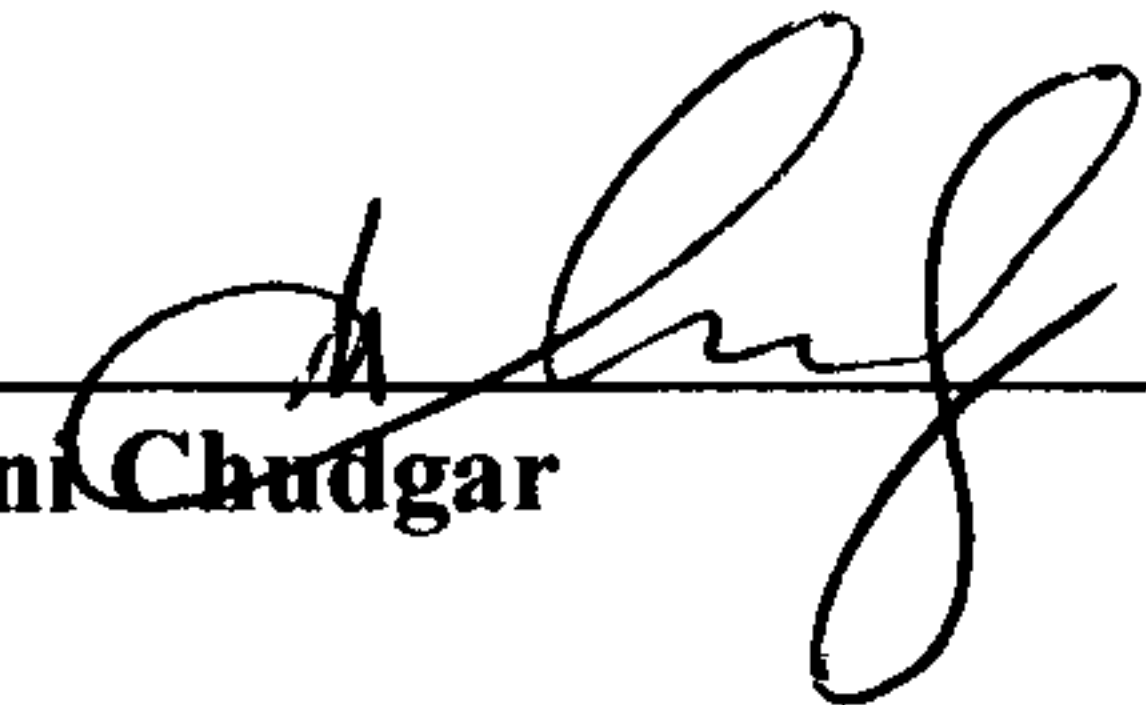
SUBJECT TO A LIFE ESTATE INTEREST VESTED IN AMIT J. CHUDGAR AND MINA A. CHUDGAR, FOR AND DURING THE TERM OF EACH OF THEIR NATURAL LIVES.

TO HAVE AND TO HOLD to 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 for such survivor forever.

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, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 11/21/2013
State of Alabama
Deed Tax: \$78.00

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 12 day of November 2013.



Avni Chudgar

STATE OF MA
Norfolk COUNTY


I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Avni Chudgar**, 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 that same bears date.

Given under my hand and official seal, this the 12TH day of November 2013.



Notary Public

My Commission Expires: 9/24/15

 **DAVID M. SAULTERS, JR.**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 24, 2015



20131121000457490 2/3 \$98.00
Shelby Cnty Judge of Probate, AL
11/21/2013 01:40:09 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Avni Chudgar
Mailing Address 2505 Hamilton Circle
Pelham, Alabama 35124

Grantee's Name Avni Chudgar and Anar Chudgar
Mailing Address 2505 Hamilton Circle
Pelham, Alabama 35124

Property Address 2505 Hamilton Circle
Pelham, Alabama 35124

Date of Sale 11/12/2013

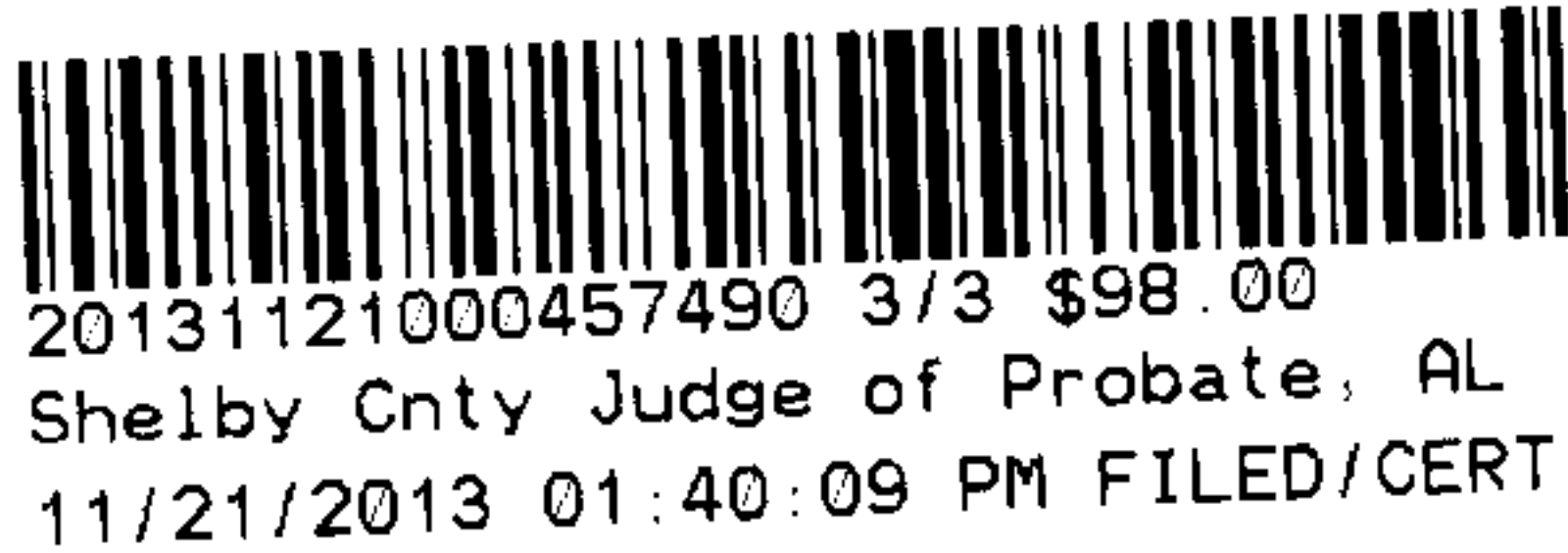
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 156,000.00



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 Transfer Tax Paid on 1/2 of Assessed Value (\$78,000.00)

☐ 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).

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 11/20/13

Print Sandy F. Johnson

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1