



20140612000177630 1/2 \$96.50  
Shelby Cnty Judge of Probate, AL  
06/12/2014 10:58:46 AM FILED/CERT

**THIS INSTRUMENT WAS PREPARED BY:**

ALAN C. KEITH, ATTORNEY AT LAW  
2100 LYNNGATE DRIVE  
BIRMINGHAM, ALABAMA 35216

Send tax notice to:  
Nathan Kimes  
Neda Poran  
2256 North Chandalar Drive  
Pelham, AL 35124

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

*(NK) up*

That in consideration of Ten (\$10.00) DOLLARS [~~of which amount \$140,000.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith~~], to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Nathan Kimes (49% interest) and wife, Neda Poran, and Tammy Dinga (51% interest), a married person, (herein referred to as grantors) do grant, bargain, sell and convey unto Nathan Kimes and wife, Neda Poran, as joint tenants with right of survivorship (herein referred to as GRANTEES) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 21, according to the Survey of Chanda Terrace, 5th Sector, as recorded in Map Book 14, Page 10, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of the grantor, Tammy Dinga, a married person, nor of her spouse.

Subject to all rights of way, easements, covenants and restrictions of record.  
Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES, as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 said GRANTEE, his (her) heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this May 30, 2014.

*(Signature)*

Neda Poran

(SEAL)

(SEAL)

*(Signature)*

Nathan Kimes

(SEAL)

*(Signature)*

Tammy Dinga

(SEAL)

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nathan Kimes (49% interest) and wife, Neda Poran, and Tammy Dinga (51% interest), a married person, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

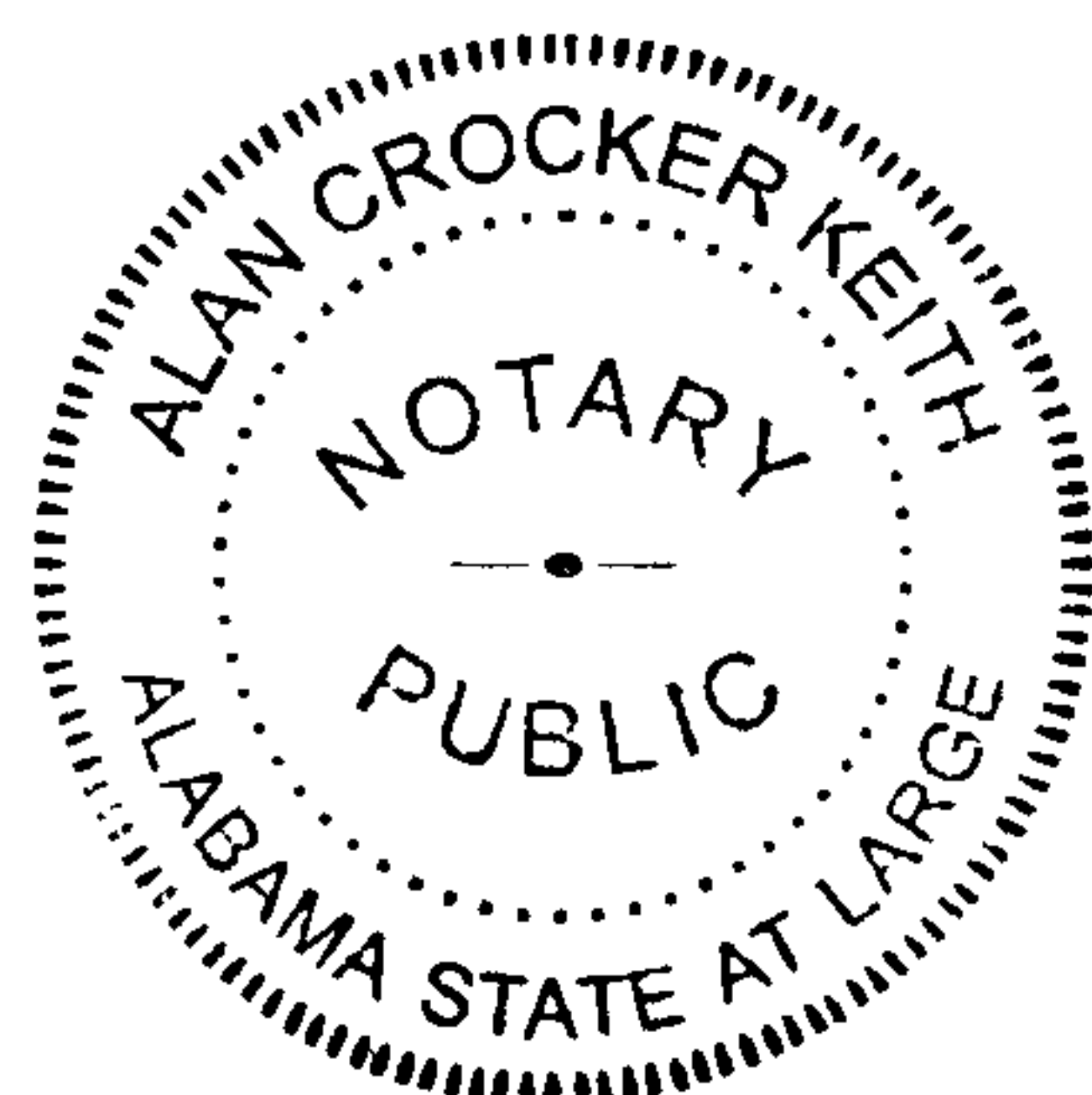
Given under my hand and official seal on May 30, 2014.

*(Signature)*

NOTARY PUBLIC

My commission expires: 3/20/16

Shelby County, AL 06/12/2014  
State of Alabama  
Deed Tax: \$79.50



25809

# Real Estate Sales Validation Form

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

Grantor's name: Natham Kimes, Tammy Dinga

Mailing address: 2256 North Chandalar Dr., Pelham, AL

Property address:

2256 North Chandalar Dr., Pelham, AL

Grantee's name: Nathan Kimes and Neda Poran

Mailing address: 2256 North Chandalar Dr.,  
Pelham, AL

Date of Sale: May 30, 2014

Total Purchase Price \$79,450.00\*

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  
☐ Sales contract

☐ Closing statement

☐ Appraisal  
Other ☒ (\*one half of assessed value as only one half ownership changing)

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 estate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 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 Section 40-22-1 (h).

Date: May 30 2014

Print name: Nathan Kimes

☐ Unattested

  
(Verified by)

Sign: 

(Grantor)



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