

Send tax notice to:
Andrew Isaac Grant and Amanda Leigh Grant
1992 Chandalar Court
Pelham, AL 35124

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

PELIS00143

State of Alabama
County of Shelby

WARRANTY DEED



20150626000215350 1/4 \$24.50
Shelby Cnty Judge of Probate, AL
06/26/2015 11:50:20 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Nine Thousand and 00/100 Dollars (\$79,000.00) in hand paid to the undersigned **Todd Pybas and Carol L. Pybas, Husband and Wife**, (hereinafter referred to as "Grantors"), by **Andrew Isaac Grant and Amanda Leigh Grant** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

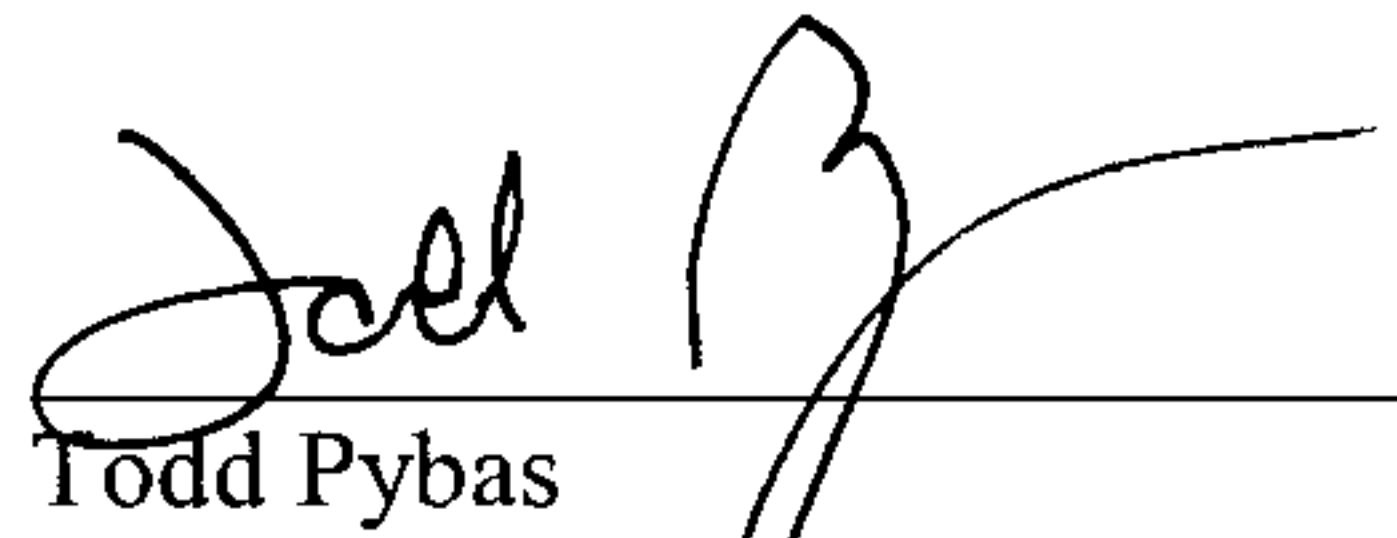
\$77,569.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

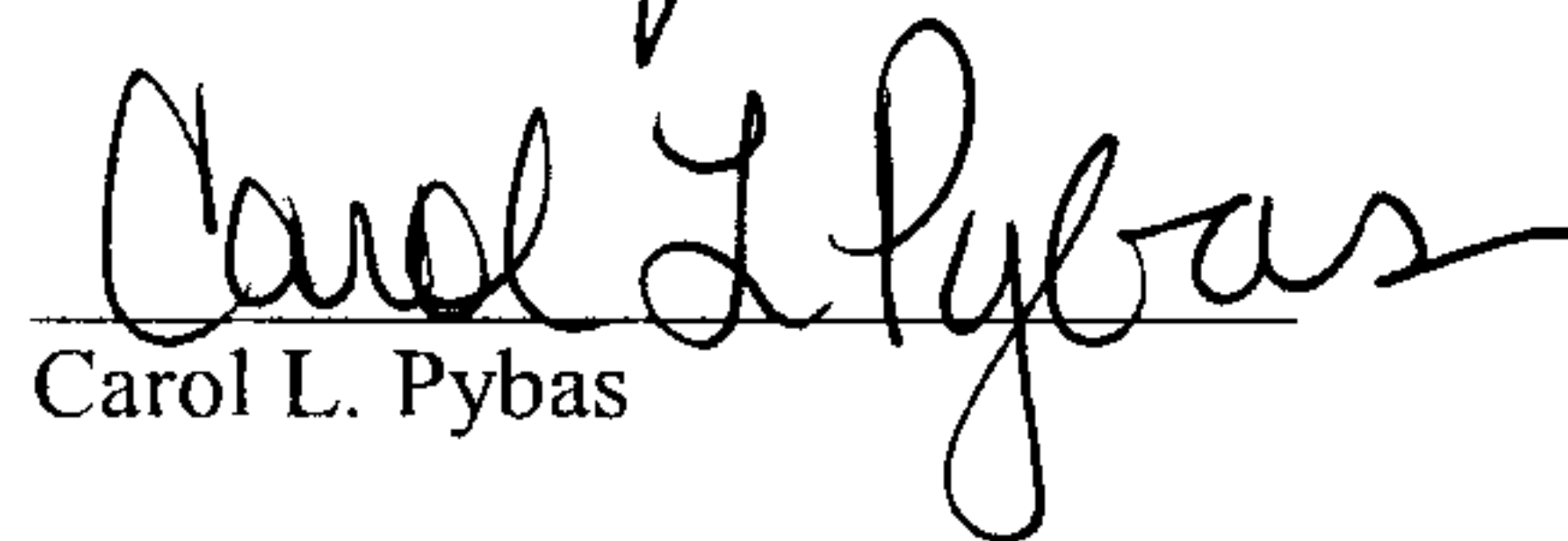
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 06/26/2015
State of Alabama
Deed Tax: \$1.50

IN WITNESS WHEREOF, Grantors Todd Pybas and Carol L. Pybas have hereunto set their signatures and seals on June 15, 2015.


Todd Pybas

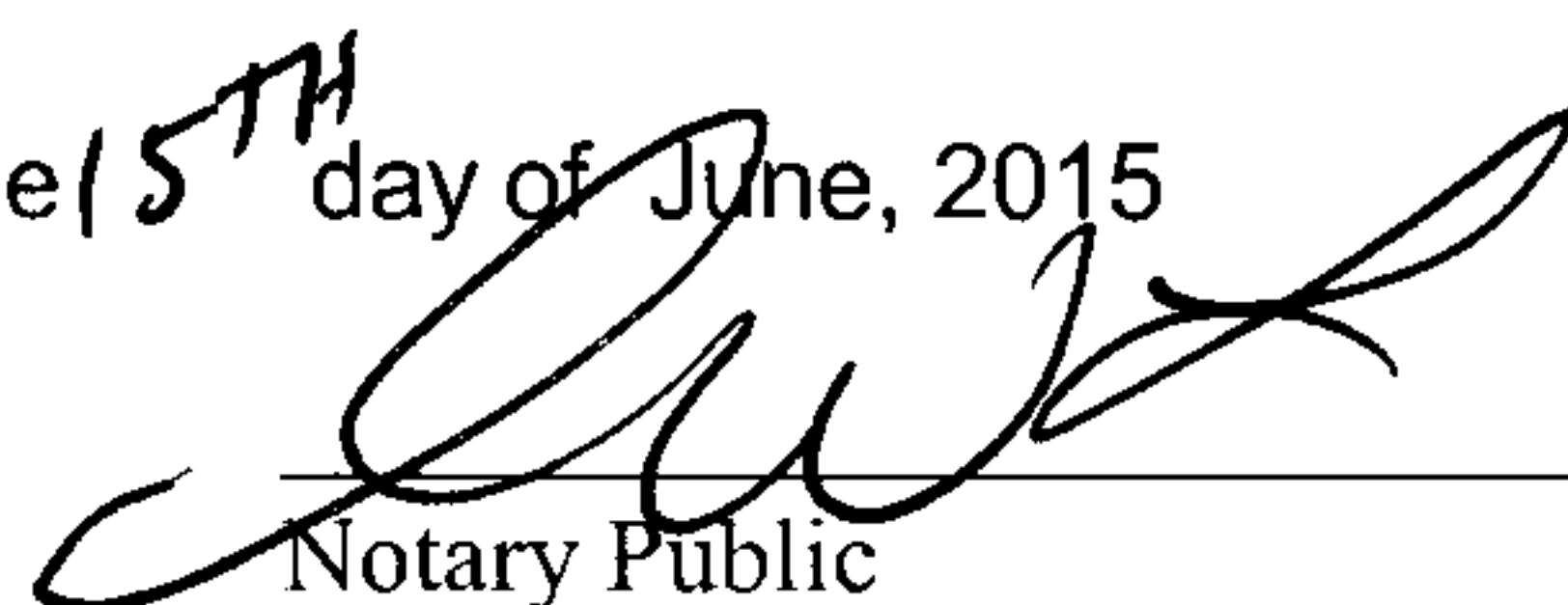

Carol L. Pybas

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Todd Pybas and Carol L. Pybas, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15TH day of June, 2015

(NOTARIAL SEAL)

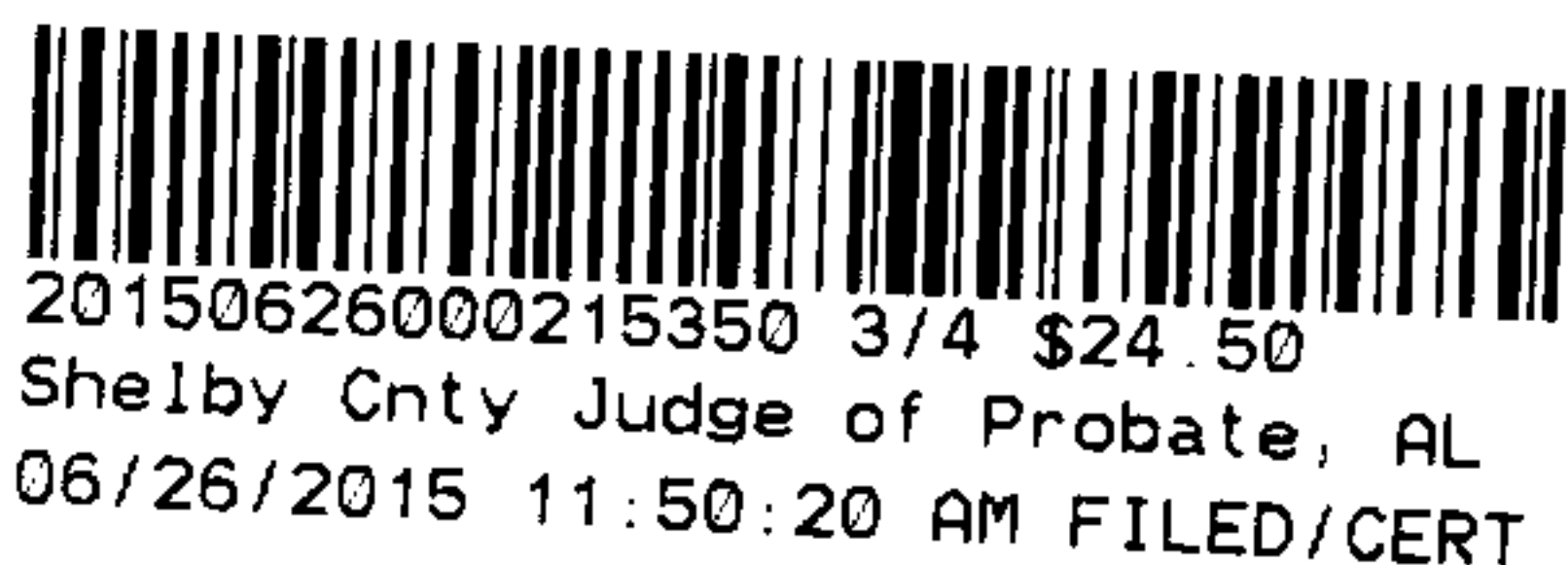

Notary Public
Print Name: DAVID W. LEWIS
Commission Expires: 3/25/17



20150626000215350 2/4 \$24.50
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EXHIBIT "A"

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 $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 20S, RANGE 3W, SHELBY COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SAID $\frac{1}{4}$ $\frac{1}{4}$ SECTION ; THENCE IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID $\frac{1}{4}$ $\frac{1}{4}$ SECTION A DISTANCE OF 840.76 FEET; THENCE 90° 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° RIGHT IN A NORTHERLY DIRECTION ALONG SAID RIGHT OF WAY A DISTANCE OF 41.1 FEET; THENCE 90° 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°59'27" LEFT IN AN EASTERLY DIRECTION ALONG THE CENTERLINE OF A PARTY WALL AND WOOD FENCE COMMON TO THE UNITS "C" AND "D" A DISTANCE OF 52.5 FEET; THENCE 90° 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 SW EDGE OF A STORAGE BUILDING; THENCE 90° RIGHT IN AN EASTERLY DIRECTION ALONG THE SOUTH SIDE OF SAID STORAGE BUILDING A DISTANCE OF 4.2 FEET; THENCE 90° LEFT IN A NORTHERLY DIRECTION ALONG THE EAST SIDE OF SAID STORAGE BUILDING A DISTANCE OF 6.4 FEET; THENCE 90° LEFT IN A WESTERLY DIRECTION ALONG TH 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° RIGHT IN A NORTHERLY DIRECTION ALONG THE EAST SIDE3 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°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 & D; THENCE 90° 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° LEFT IN AN EASTERLY DIRECTION ALONG THE CENTERLINE OF SAID WOOD FENCE A DISTANCE OF 15.5 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.



20150626000215350 3/4 \$24.50
Shelby Cnty Judge of Probate, AL
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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

Todd Pybas
Carol L Pybas
5424 Royal Lane
Pelham AL 35124

Grantee's Name

Mailing Address

Andrew Isaac Grant + Amanda Leigh Grant
1992 Chandalar Court
Pelham AL 35124

Property Address

1992 Chandalar Ct
Pelham AL 35124

Date of Sale

Total Purchase Price \$

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 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 6-15-15

Print

Unattested

(verified by)

Sign

DAVID W. LEWIS
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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