

This instrument was prepared by
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

20161003000359810
10/03/2016 08:03:36 AM
DEEDS 1/3

Send Tax Notice to: Salim Rajpari and
(Name) Shazia Rajpari
(Address) 2305 Arbor Glenn
Hoover, Alabama 35244

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Three Hundred Eighty Thousand Dollars and 00/100 (\$380,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

Wanda J. Chancellor, a married woman

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

Salim Rajpari and Shazia Rajpari

(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 154, according to the Final Plat of Arbor Hill, Phase II, as recorded in Map Book 33, Page 23, in the Probate Office of 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.

\$330,000.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed on even date herewith.

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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 29th day of September, 2016.

Wanda J. Chancellor

Wanda J. Chancellor

STATE OF Alabama)
COUNTY OF Shelby)

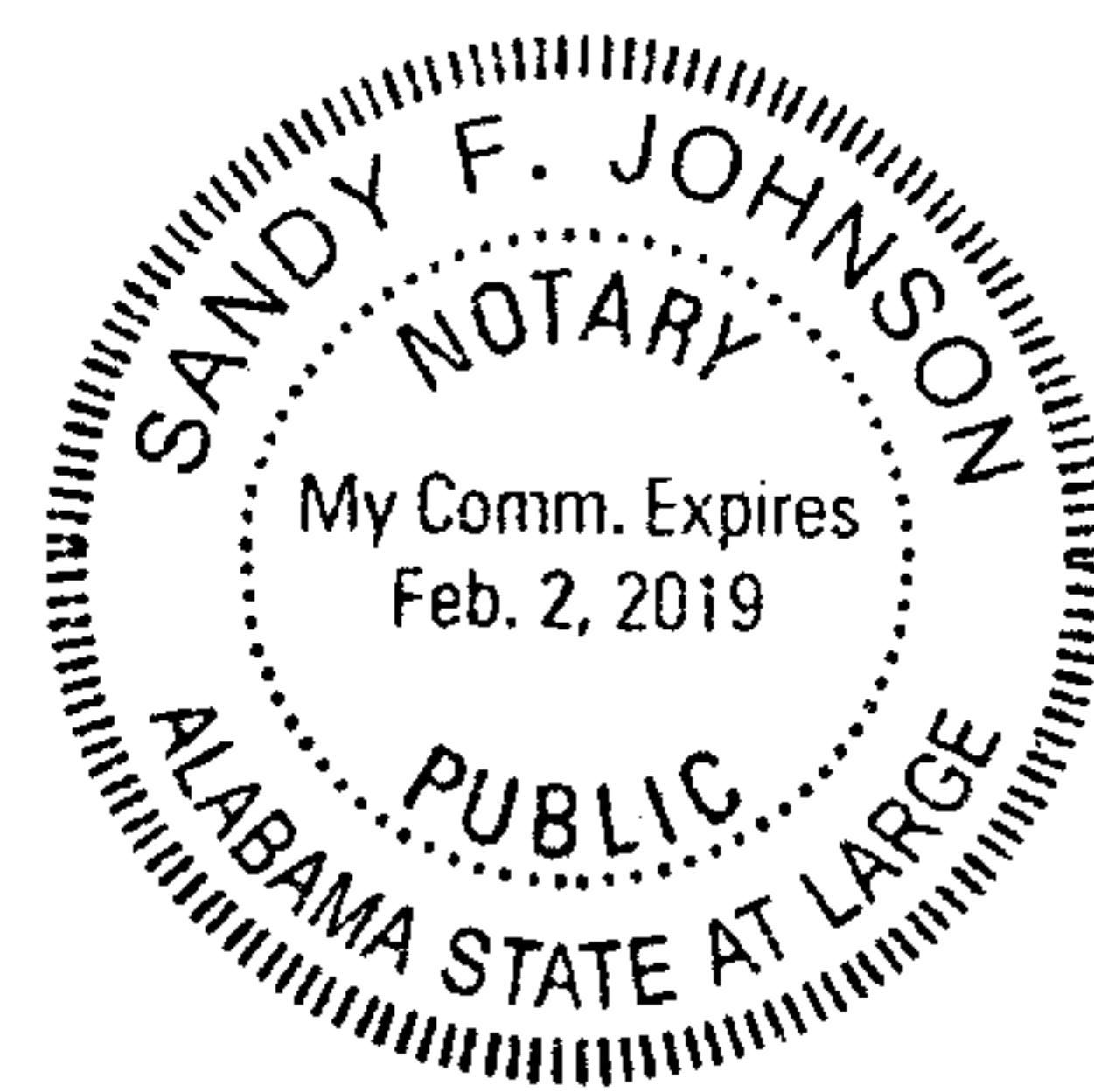
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Wanda J. Chancellor**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the document, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September, 2016.

Sandy F. Johnson

Notary Public

My commission expires: _____



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
20161003000359810 10/03/2016 08:03:36 AM DEEDS 3/3

Grantor's Name **Wanda J. Chancellor**

Mailing Address **2305 Arbor Glenn
Hoover, AL 35244**

Grantee's Name **Salim Rajpari and Shazia Rajpari**

Mailing Address **2305 Arbor Glenn
Hoover, AL
35244**

Property Address **2305 Arbor Glenn
Hoover, AL 35244**

Date of Sale **September 29, 2016**
Total Purchase Price **\$380,000.00**

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 - Wanda J. Chancellor, 2305 Arbor Glenn, Hoover, AL 35244.

Grantee's name and mailing address - Salim Rajpari and Shazia Rajpari, . .

Property address - 2305 Arbor Glenn, Hoover, AL 35244

Date of Sale - September 29, 2016.

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: September 29, 2016

Sandy Johnson

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/03/2016 08:03:36 AM
\$71.00 CHERRY
20161003000359810

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".