

Prepared by:  
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1957 Hoover Court, Suite 306  
Birmingham, AL 35226

Send Tax Notice to:  
Cindy Sewell  
7547 Spencer Lane  
Helena, AL 35080

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STATE OF ALABAMA                     )  
  ) **JOINT SURVIVORSHIP WARRANTY DEED**  
COUNTY OF SHELBY                    )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of NINETY-SEVEN THOUSAND AND NO/100 DOLLARS (\$97,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **CRYSTAL DIETZ CHARCANDY f/k/a CRYSTAL S. DIETZ and ANDREW CHARCANDY, wife and husband** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **CINDY SEWELL and MATTHEW SEWELL** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 24-A, according to a Resurvey of Lots 7 through 26, Wyndham Townhomes, recorded in Map Book 24, Page 15, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$97,000.00 of the above-recited purchase price was paid in cash.

Crystal S. Dietz and Crystal Dietz Charcandy are one and the same person.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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 of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 11<sup>th</sup> day of April, 2017.

  
CRYSTAL DIETZ CHARCANDY

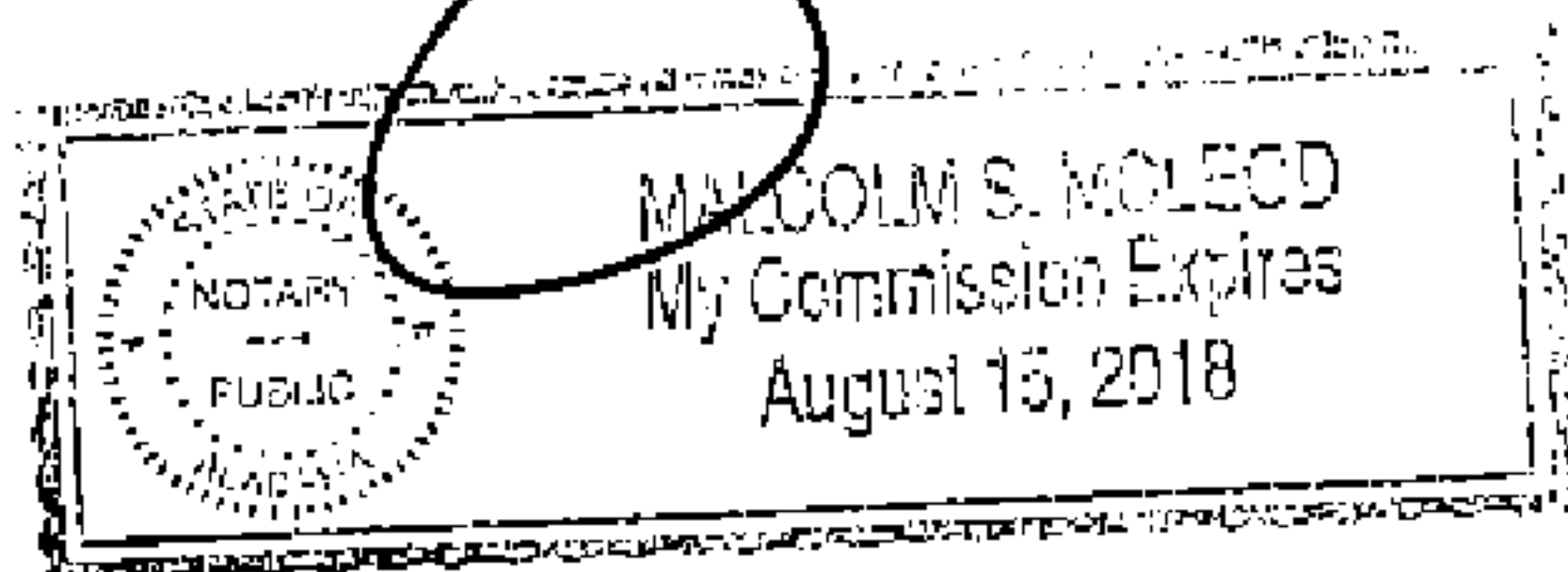
  
ANDREW CHARCANDY

STATE OF ALABAMA                    )  
  )  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **CRYSTAL DIETZ CHARCANDY and ANDREW CHARCANDY**, whose names 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of April, 2017.

\_\_\_\_\_  
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***

Grantor's Name **ANDREW CHARGANDY**

**CINDY SEWELL and MATTHEW SEWELL**  
Grantee's Name

**Mailing Address** **7547 SPENCER LANE**  
**HELENA, AL 35080**

Mailing Address **7547 SPENCER LANE**  
**HELENA, AL 35080**

Property Address **7547 SPENCER LANE**  
**HELENA, AL 35080**

Date of Sale April 11, 2017

**Total Purchase Price \$97,000.00**

or

Actual Value      \$

01

Assessor's Market Value\$

20170412000123020 04/12/2017 08:34:51 AM DEEDS 3/3

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 **April 11, 2017**

Print ~~Malcolm S. McLeod~~

X Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/12/2017 08:34:51 AM  
\$118.00 CHERRY  
20170412000123020**

File 170291

Form RT-1  
Alabama 08/2012 LSS