


This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. Chad Handley
2003 Belvedere Cove
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)


20170922000346570 1/3 \$259.00
Shelby Cnty Judge of Probate, AL
09/22/2017 02:14:07 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED THIRTY EIGHT THOUSAND AND NO/00 DOLLARS (\$238,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Yasuhiko Oyama, a married man (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Chad Handley and Haley Handley, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

. SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

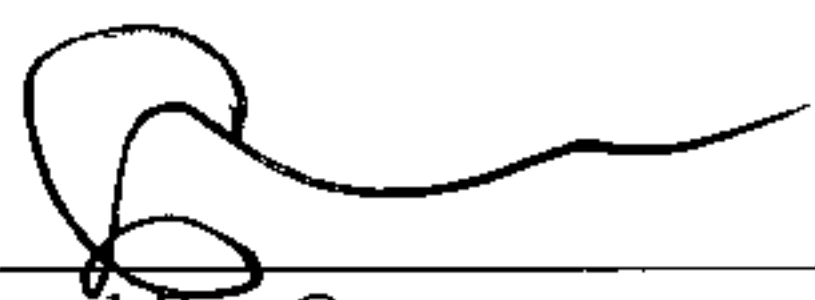
Subject to 2018 property taxes, easements, restrictions, rights of way and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of September, 2017.



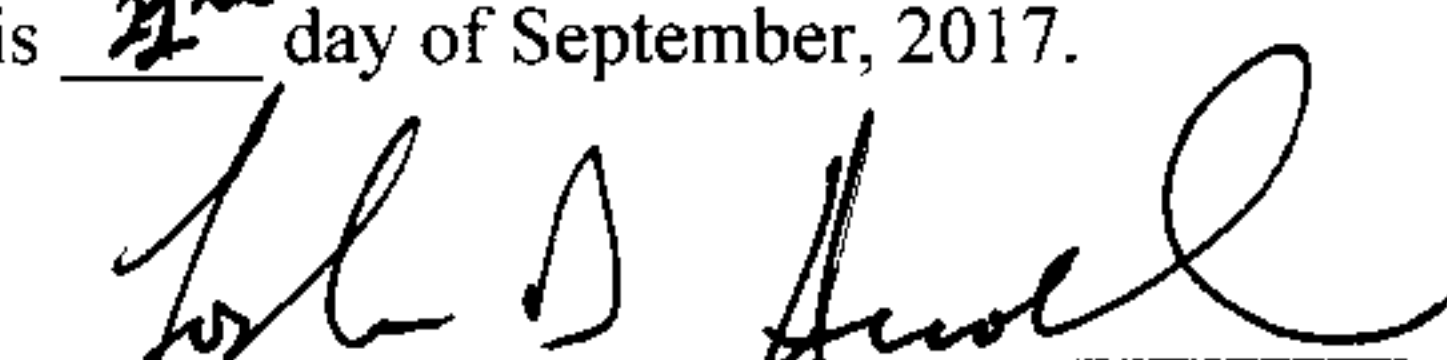
Yasuhiko Oyama

STATE OF ALABAMA)
SHELBY COUNTY)

Shelby County, AL 09/22/2017
State of Alabama
Deed Tax: \$238.00

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Yasuhiko Oyama, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of September, 2017.



Notary Public

My commission expires: 01-21-2019

EXHIBIT "A"

LEGAL DESCRIPTION

The Land referred to in this commitment is described as follows:

Lot 3A, according to the map or plat of Oyama & Al-Dakka Resurvey as recorded in Map Book 44, page 16, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TOGETHER with a non-exclusive 60 foot easement for ingress and egress:

From the NE corner of the NE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, run thence West along the North boundary of said NE 1/4 of NW 1/4 a distance of 30.0 feet to the point of beginning of the centerline of herein described easement; thence turn 88 deg. 51 min. 16 sec. left and run 789-40 feet along said easement centerline and the following courses: 23 deg. 28 min. 06 sec. right for 56.21 feet; 14 deg. 28 min. 11 sec. right for 215-46 feet; 16 deg. 39 min. 30 sec. left for 130.57 feet; 25 deg. 39 11 11 in. 05 sec. right for 228.96 feet; 16 deg. 30 min. 50 sec. right for 135.49 feet; 17 deg. 37 min. 25 sec. right for 191.92 feet; 28 deg. 10 min. 58 sec. left for 129.98 feet; 06 deg. 15 min. 37 sec. left for 188.87 feet; 18 deg. 58 min. right for 156.97 feet; 14 deg. 23 min. left for 225.70 feet; 22 deg. 35 min. 20 sec. right for 153.54 feet; 04 deg. 22 min. 05 sec. right for 106.57 feet; 08 deg. 21 min. 20 sec. right for 126.85 feet; 09 deg. 59 min. 10 sec. left for 83.54 feet; 26 deg. 22 min. 25 sec. left for 168.42 feet; 17 deg. 41 min. 05 sec. right for 210.67 feet; thence turn 18 deg. 23 min. 40 sec. right and run 51.93 feet along said easement centerline to a point of termination; being situated in Shelby County, Alabama.



20170922000346570 2/3 \$259.00
Shelby Cnty Judge of Probate, AL
09/22/2017 02:14:07 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 : Yasuhiko Oyama
Mailing Address 1804 29th Ave. South
Birmingham, AL 35209

Grantee's Name: Chad Handley & Haley Handley
Mailing Address: 2003 Belvedere Cove
Birmingham, AL 35242


Property Address: 292 Oak Tree Drive
Chelsea, AL 35043

Date of Sale _____
Total Purchase Price \$ 238,000.00
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 --


20170922000346570 3/3 \$259.00
Shelby Cnty Judge of Probate, AL
09/22/2017 02:14:07 PM FILED/CERT

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).

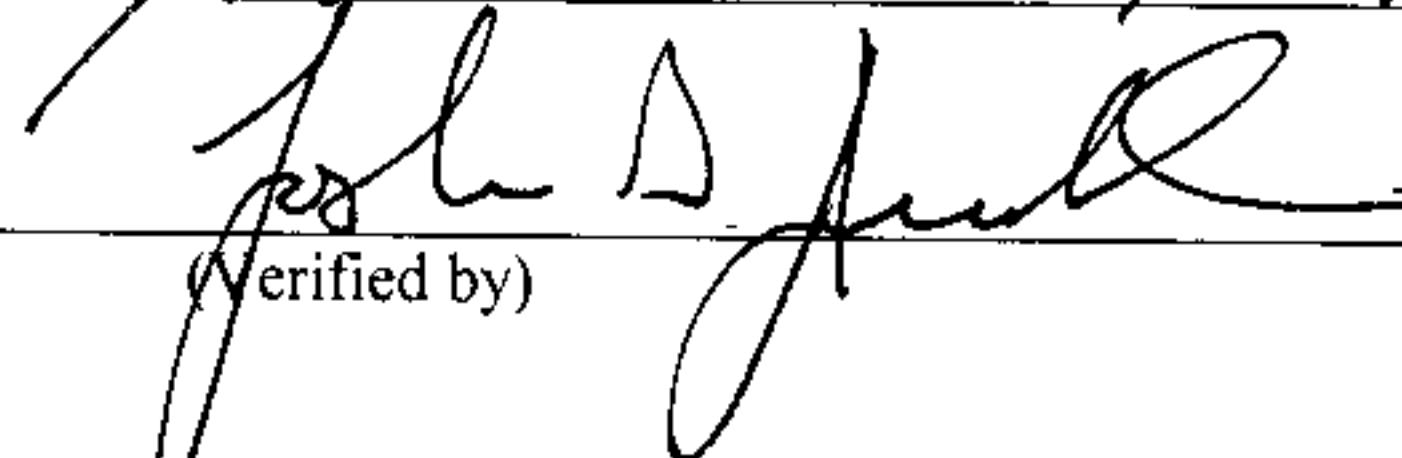
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 09-22-2017

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Print YASUHIKO OYAMA

☐ Unattested


(Verified by)