

20180504000152110  
05/04/2018 09:08:20 AM  
DEEDS 1/3

Document Prepared By:  
**Shannon R. Crull, P. C.**  
**3009 Firefighter Lane**  
**Birmingham, Alabama 35209**

Send Tax Notice To:  
**Joshua & Chad Elder**  
**1061 Wyndham Lane**  
**Helena, AL 35080**

**GENERAL WARRANTY DEED**  
**With Right of Survivorship**

**STATE OF ALABAMA** }

**COUNTY OF SHELBY** }      KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Twenty Thousand Dollars and NO/100 (\$120,000.00)** to the undersigned grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Mary Amanda Chiaranda**, a single person, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Joshua Elder and Chad Elder** (herein referred to as **Grantee** whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

**Lot 234, according to the survey of Wyndham, Wilkerson, Phase 4, as recorded in Map Book 24, page 99 in the Probate Office of Shelby County, Alabama.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ No one of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 forever, together with every contingent remainder and right of reversion.

And I do for myself, and my heirs executors and administrators covenant with the said Grantee(s), their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said **GRANTEEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set his/her hand and seal,  
this 2<sup>nd</sup> day of May, 2018.



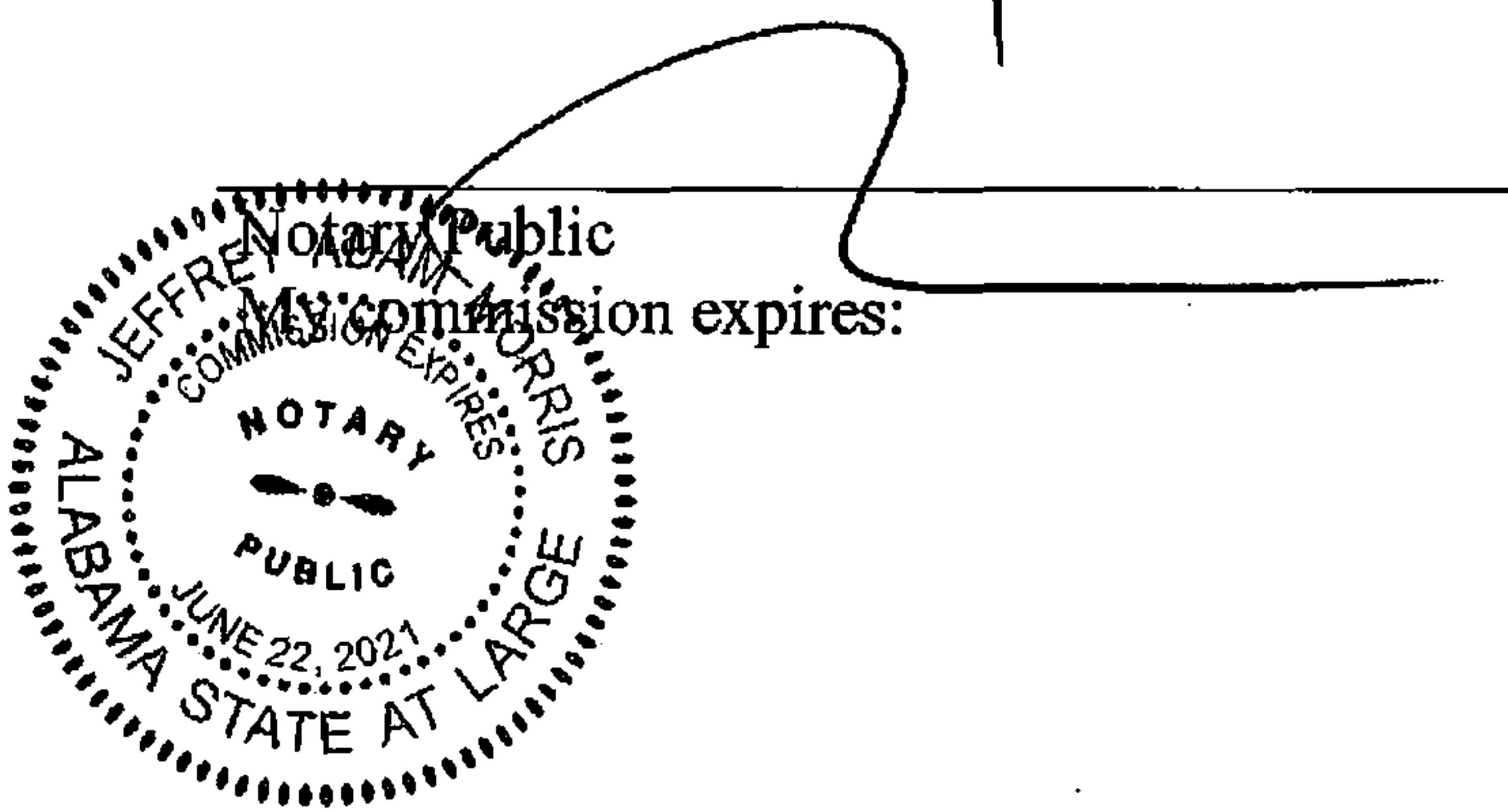
Mary Amanda Chiaranda

STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that  
**Mary Amanda Chiaranda** whose name is signed to the foregoing deed and who is known to me,  
acknowledged before me on this day that, being informed of the contents of the conveyance, he/she  
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3<sup>rd</sup> day of May, 2018.

Notary Seal



## 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 AddressMary Annanda Chanda  
705 47th St. S.  
BIRMINGHAM AL 35222Grantee's Name Joshua Elder  
Mailing Address Chad Elder  
1061 Wyndham Lane  
Helena AL 35080

Property Address

1061 Wyndham Ln  
Helena AL 35080Date of Sale 5/3/18  
Total Purchase Price \$ 120,000.00or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/04/2018 09:08:20 AM  
\$141.00 CHERRY  
20180504000152110

*Signature*

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 5/3/18

Print

*Jeff Morris*