

20180607000200980
06/07/2018 11:19:05 AM
DEEDS 1/4

Return to:
Amrock
662 Woodward Avenue
Detroit, MI 48226

Order Number:
64458565 - *USS 793*

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Send Future Tax Notices to:
2690 Chandalar Lane,
Pelham, AL 35124-1444

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **WILLIAM C. HORRELL and CAROL B. HORRELL, Trustees, or their successors in Trust, under THE HORRELL LIVING TRUST, DATED NOVEMBER 15, 2016,** and any amendments thereto, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **WILLIAM C. HORRELL and CAROL B. HORRELL,** husband and wife, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama,** to-wit:

Lot 2, according to the Survey of Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument Number 20161128000434010.

Parcel ID Number: 13 1 01 3 004 059.000

Commonly Known As: 2690 Chandalar Lane, Pelham, AL 35124-1444

Fair Market Value: \$189,000.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid;

- that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 18th day of May, 2018.

GRANTORS:

William C. Horrell
WILLIAM C. HORRELL, Trustee, or their successors in Trust, under THE HORRELL LIVING TRUST, DATED NOVEMBER 15, 2016

Carol B. Horrell
CAROL B. HORRELL, Trustee, or their successors in Trust, under THE HORRELL LIVING TRUST, DATED NOVEMBER 15, 2016

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Frances W. Gable, a Notary Public for the State of Alabama, do hereby certify that WILLIAM C. HORRELL and CAROL B. HORRELL, Trustees, or their successors in Trust, under THE HORRELL LIVING TRUST, DATED NOVEMBER 15, 2016, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and this the 18th day of May, 2018.



This instrument prepared by:
Gregory M. Varner, Esq.
Attorney at Law
215 Narrows Parkway, Suite F
Birmingham, AL 35242
256-354-5464

Prepared by:
Gregory M. Varner, Esq.
Attorney at Law
215 Narrows Parkway, Suite F
Birmingham, AL 35242
256-354-5464

Frances W. Gable
Notary Public
My commission expires: April 29, 2019

All Purpose Acknowledgement

State of: Alabama

County of: Shelby

On this 18th day of May 2018, before me

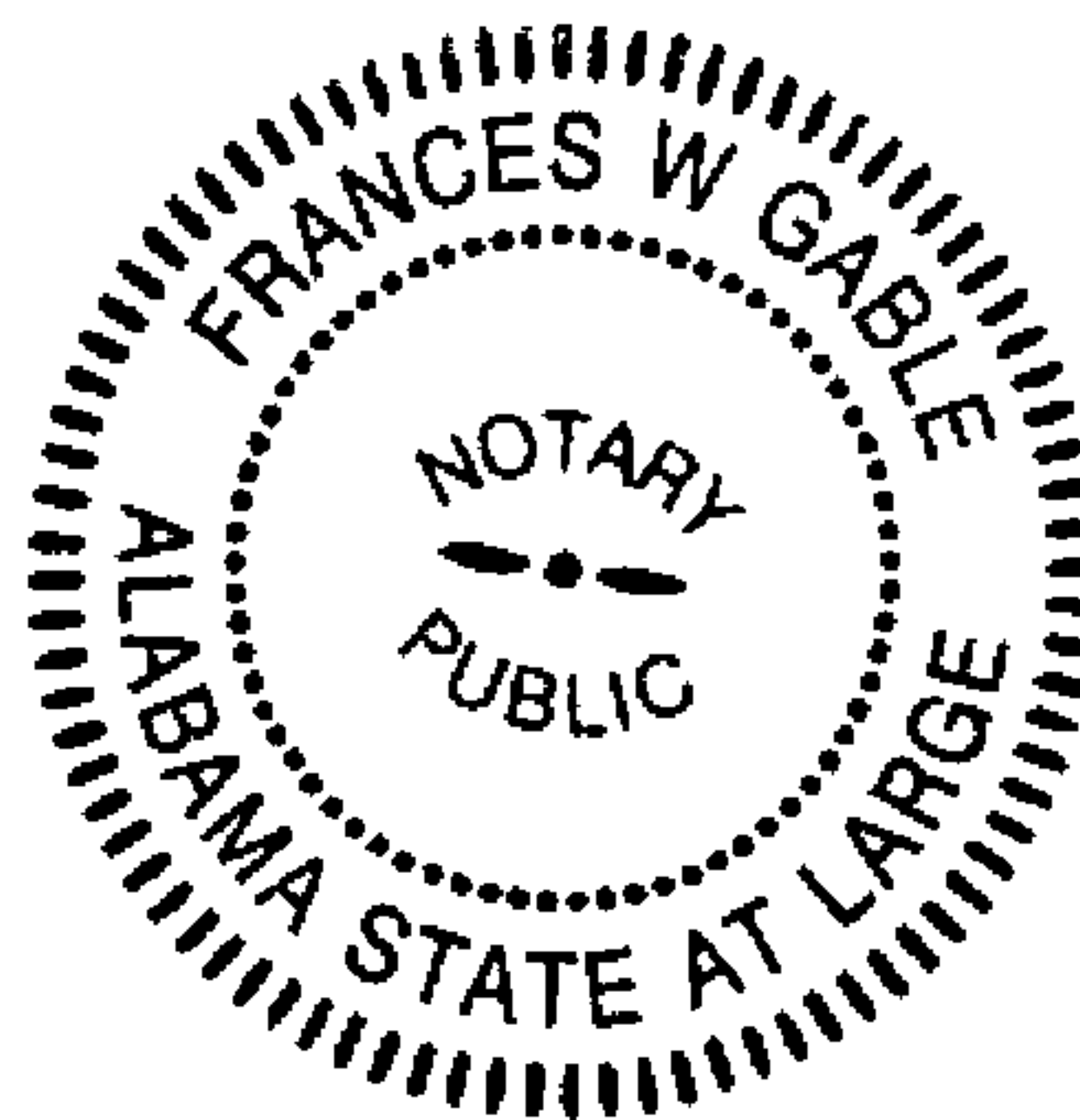
Frances W. Gable, a Notary Public, personally appeared William C. Horrell, Trustee, or their successors in Trust, under The Horrell Living Trust, Dated November 15, 2016 and Carol B. Horrell, Trustee, ** personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

****or their successors in Trust, under The Horrell Living Trust, dated November 15, 2016**

Witness my hand and seal:

Frances W. Gable
(Seal)

Printed Name: Frances W. Gable
My commission expires: April 29, 2019



DESCRIPTION OF ATTACHED DOCUMENT

Loan Number: 3405390763

Document Type: Warranty Deed

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name William C. Horrell and
 Mailing Address Carol B. Horrell, Trustees
2690 Chandalar Lane
Pelham, AL 35124

Grantee's Name William C. Horrell and
 Mailing Address Carol B. Horrell, husband and wife
2690 Chandalar Lane
Pelham, AL 35124

Property Address _____

2690 Chandalar Lane
Pelham, AL 35124

Date of Sale _____
 Total Purchase Price \$ N/A

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ \$189k-64,605=\$124,395 RTN*

$500 = \$124,500 \times .001 = \124.50

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 "Revenue Commissioners FMV- \$189k"

Loan Amount= \$64,605.00

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 _____

Print _____

____ Unattested

(verified by)

Sign X

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/07/2018 11:19:05 AM
 \$213.00 CHERRY
 20180607000200980

[Signature]