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DEEDS 1/3

Prepared by:
Chesley P. Payne
Massey, Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 20195188

Send Tax Notice To:
Glen C. Moore Elizabeth A. Moore
1902 Chandalar Ct.
Pelham, AL 35124

LIMITED LIABILITY COMPANY WARRANTY DEED
Joint Tenancy With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred One Thousand Nine Hundred Dollars and No Cents (\$101,900.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Chandalar Court, LLC, a Limited Liability Company** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **Glen C. Moore and Elizabeth A. Moore** (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

Note: \$81,520.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANNEES 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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANNEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANNEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

The undersigned hereby certifies that this instrument is being executed according to the Articles of Organization and Operating Agreement of the limited liability company and that the Articles have not been modified or amended.

IN WITNESS WHEREOF, the said Grantor by Chris Maze, as Authorized Representative who is Authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of July, 2019.

Chandalar Court, LLC
By: 
Chris Maze, Authorized Representative

State of Alabama
County of Jefferson

I, Chesley P. Payne a Notary Public in and for said County in said State, hereby certify that Chris Maze, whose name as Authorized Representative of Chandalar Court, LLC, a limited liability company, 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, he as such officer and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 15th day of July, 2019.

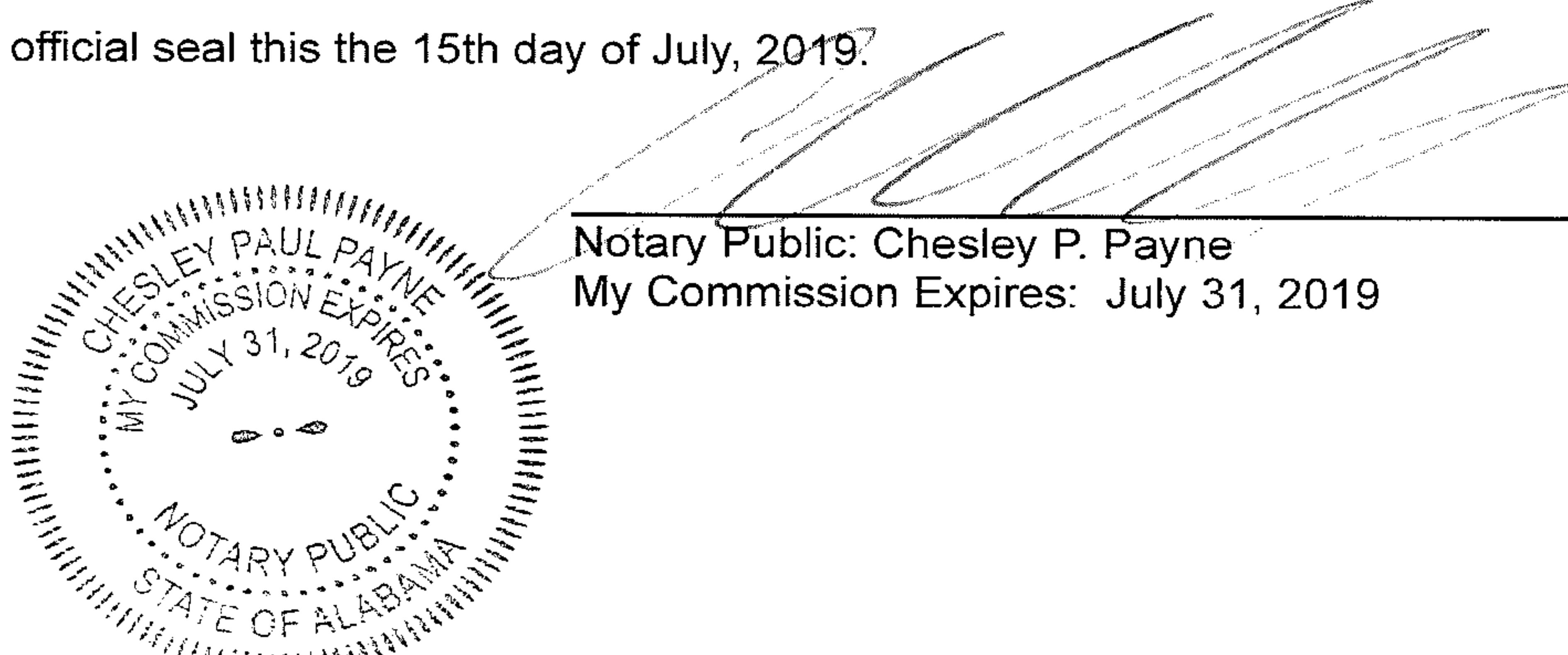


EXHIBIT "A"

The Land is described as follows:

Unit "C", Building 6, Phase II of Chandalar South Townhouses, as recorded in Map Book 7, Page 166, located in the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4-1/4 Section; thence in a Northerly direction along the East line of said 1/4-1/4 section a distance of 980.76 feet; thence 90 degrees left in a Westerly direction, a distance of 429.03 feet; thence 122 degrees 43 minutes 15 seconds left, in a Southeasterly direction a distance of 124.55 feet; thence 90 degrees right in a Southwesterly direction a distance of 14.87 feet to a point on the Southeast outer corner of a wood fence that extends across the fronts of Units "A", "B", "C" and "D" of said Building 6; thence 11 degrees 42 minutes 15 seconds right in a Southwesterly direction along the outer face of said wood fence, a distance of 23.5 feet to the point of beginning; thence continue along last described course along the outer face of said wood fence extending across the front of said Unit "C", a distance of 19.0 feet; thence 90 degrees right, in a Northwest direction along the centerline of a wood fence, party wall, and another wood fence, all common to Units "B" and "C", and the Southwest outer face of a storage building a distance of 71.8 feet to the Northwest corner of said storage building; thence 90 degrees right in a Northeasterly direction along the Northwest outer face, 6.0 feet to the Northeast corner of said storage building; thence 90 degrees right in a Southeasterly direction along the Northeast outer face of said storage building a distance of 4.1 feet to a point on the outer face of a wood fence that extends across the bank of Units "A", "B", "C" and "D"; thence 90 degrees left in a Northeasterly direction along the Northwest outer face of said wood fence, extending across the back of Unit "C", a distance of 13.0 feet to the centerline of a wood fence common to Units "C" and "D"; thence 90 degrees right in a Southeasterly direction along the centerline of said wood fence, also the centerline of a party wall and another wood fence, all common to Units "C" and "D", a distance of 67.7 feet to the point of beginning

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	Chandalar Court, LLC	Grantee's Name	Glen C. Moore Elizabeth A. Moore
Mailing Address	1902 Chandalar Ct. Pelham, AL 35124	Mailing Address	1902 Chandalar Ct. Pelham, AL 35124
Property Address	1902 Chandalar Ct. Pelham, AL 35124	Date of Sale	July 15, 2019
		Total Purchase Price	\$101,900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 July 15, 2019

Print Chandalar Court, LLC

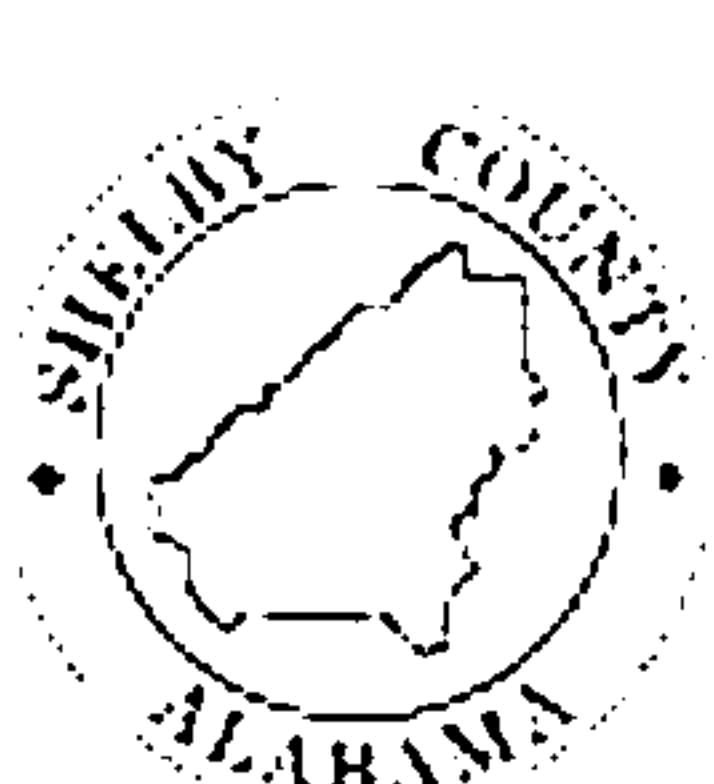
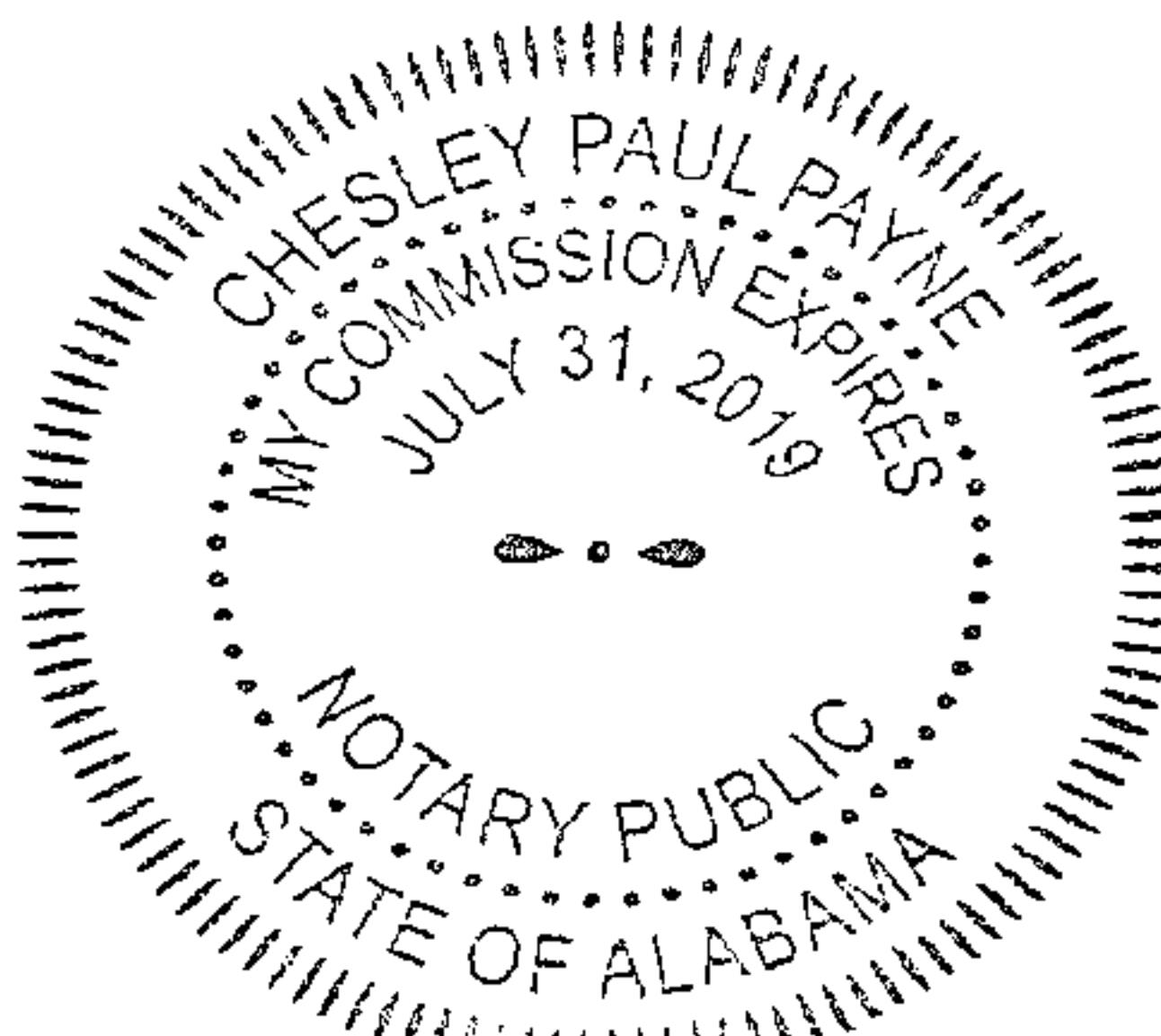
By: Chris Maze, Authorized Representative

Unattested

Sign X

(Grantor/Grantee/Owner/Agent) circle one

7-15-19



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/16/2019 03:57:39 PM
\$41.50 CHERRY
20190716000253820

Allie S. Boyd