

WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
John Kronberg  
20 Chandalar Court  
Pelham, AL 35124



20190725000266470 1/3 \$122.00  
Shelby Cnty Judge of Probate, AL  
07/25/2019 01:29:22 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of One Hundred One Thousand and 00/100 Dollars (\$101,000.00), to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **KHALIKA NICOLE HOLLINS**, a married woman (herein referred to as Grantor) grant, bargain, sell and convey unto **JOHN KRONBERG** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

**KHALIKA NICOLE HOLLIS** is one and the same person **KHALIKA NICOLE STEVENSON**.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$91,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise stated above; that I have a 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

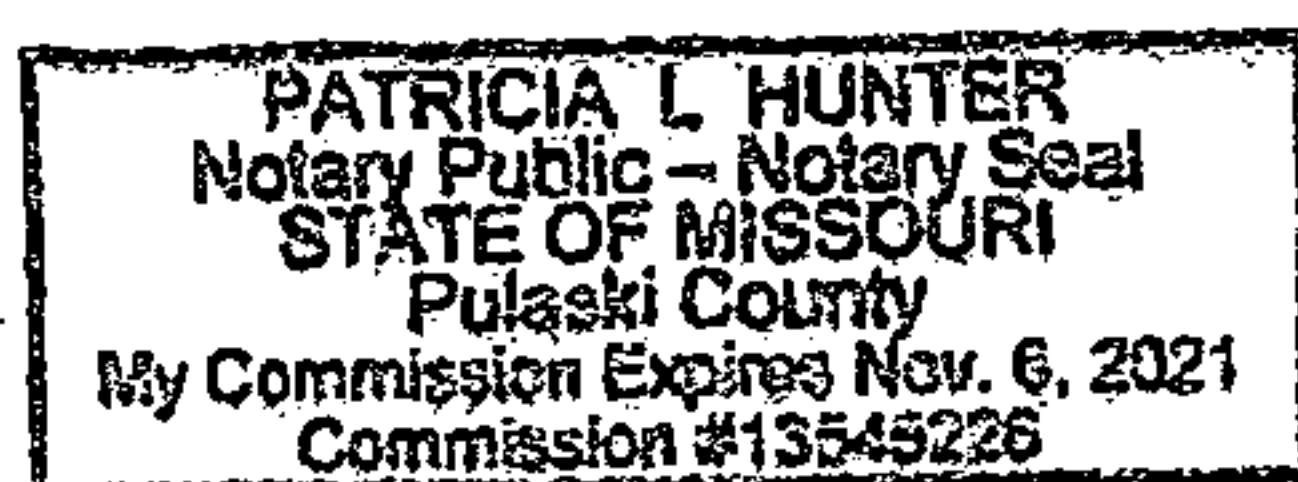
In Witness Whereof, I have hereunto set my hand and seal this 14<sup>th</sup> day of July, 2019.

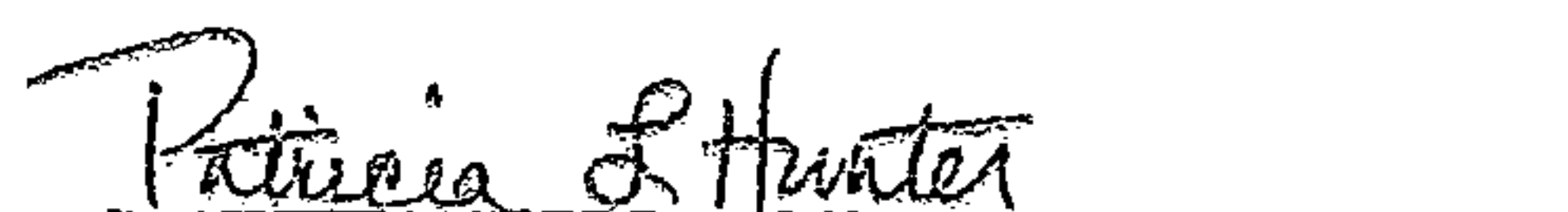
  
KHALIKA NICOLE HOLLINS

STATE OF Missouri  
COUNTY OF Pulaski

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **KHALIKA NICOLE HOLLINS**, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14<sup>th</sup> day of July, 2019.



  
Notary Public  
My Commission Expires: 11/06/2021

Shelby County, AL 07/25/2019  
State of Alabama  
Deed Tax: \$101.00

**EXHIBIT "A"**

Unit "A" of Lot 2 of Chandalar South Townhouses as recorded in Map Book 7, Page 166 A&B, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, thence North along the east line of said 1/4 1/4 section, a distance of 100.05 feet; thence left 88° 06' 15", in a Westerly direction a distance of 404.70 feet; thence turn right 55°23' Northwesterly for 194.91 feet to the most Southerly corner of Lot 2; thence turn right 90° 00' Northeasterly along the Southwesterly line of said Lot 2 for 110.00 feet to the most Easterly corner of said Lot 2; thence turn left 90°00' Northwesterly along the Northeasterly line of said Lot 2 for a distance of 14.88 feet to a point; thence 90°left and run in a Southwesterly direction for a distance 22.20 feet to the point of beginning; said point being further identified as being the point of intersection of the centerline of the wood fence enclosing the fronts of Units "A", "B", "C" and "D" and the centerline of the wood fence joining the Southeast corner of Unit "A"; thence continue in a Southwesterly direction along the centerline of fence, party wall and fence, being the Southeast side of Unit "A" for a distance of 68.07 feet to the most Southerly corner of the fence enclosing the backs of units "A" "B", "C" and "D"; thence right in a Northwesterly direction along the centerline of last described wood fence for a distance of 26.30 feet to the intersection with a wood fence common to Units "A" and "B"; thence right in a Northeasterly direction along the centerline of the fence, party wall and fence common to Units "A" and "B" a distance of 68.24 feet to an intersection with the centerline of the fence enclosing the fronts of Units "A", "B", "C" and "D"; thence right in a Southeasterly direction along the centerline of last described fence a distance of 26.48 feet to the point of beginning.

**PARCEL NUMBER: 13-1-01-4-401-024,000**



20190725000266470 2/3 \$122.00  
Shelby Cnty Judge of Probate, AL  
07/25/2019 01:29:22 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	<u>KHALIKA NICOLE HOLLINS</u>	Grantee's Name	<u>JOHN KRONBERG</u>
Mailing Address	<u>105 Laurel Valley Court</u> <u>Saint Robert, MO 65584</u>	Mailing Address	<u>1920 Chandalar Court</u> <u>Pelham, AL 35124</u>
Property Address	<u>1920 Chandalar Court</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>July 14</u> , 2019
		Total Purchase Price \$	<u>101,000.00</u>
		Or	
		Actual Value \$	<u>                    </u>
		Or	
		Assessor's Market Value \$	<u>                    </u>

20190725000266470 07/25/2019 01:29:22 PM 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)

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

Print B. CHRISTOPHER BATTLES

                     Unattested

(verified by)

Sign                     

Grantor/Grantee/Owner/Agent circle one

Form RT-1



20190725000266470 3/3 \$122.00  
Shelby Cnty Judge of Probate, AL  
07/25/2019 01:29:22 PM FILED/CERT

Alabama, County

*Allen S. Byrd*