

20191017000382000  
10/17/2019 08:20:30 AM  
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **Ninety-Six Thousand Three Hundred and No/100 Dollars (\$96,300.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Miranda Ackley, an unmarried woman**, (herein referred to as grantors), grant, bargain, sell and convey unto **Mary M. Horne**, (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:

**Unit D, Lot 1, according to the Survey of Chandalar South Townhouses, as recorded in Map Book 7, Page 166, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:**

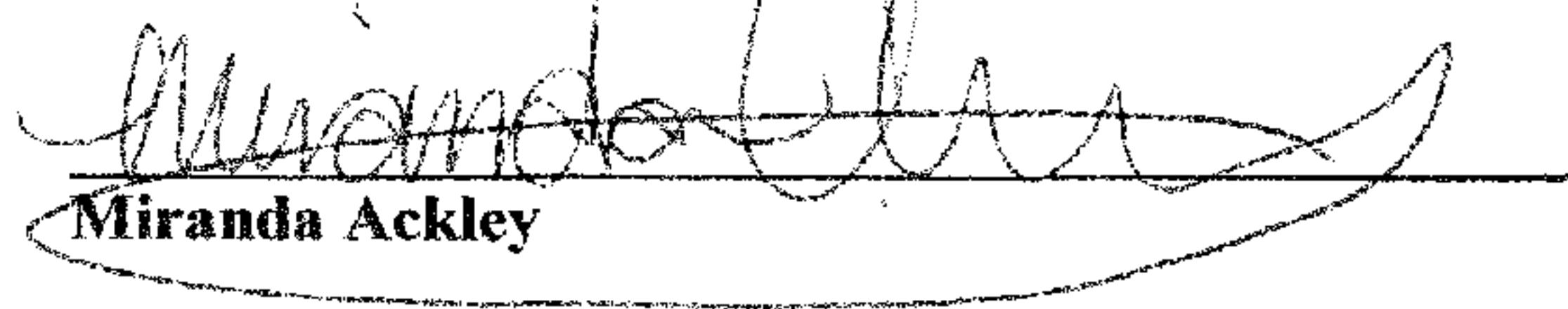
Commence at the most Northerly corner of said Lot 1, thence in a Southeasterly direction along the Northeast line of said Lot 1, a distance of 14.89 feet; thence 90 degrees right in a Southwesterly direction a distance of 21.87 feet to the point of beginning, said point being further identified as being the most Northerly corner of the Wood fence enclosing the front of Units A, B, C and D; thence continue in a Southwesterly direction along the center line of the Northwest fence, wall and fence of Unit D, a distance of 68.15 feet to the most Westerly corner of the fence enclosing the back of Units A, B, C and D; thence left in a Southeasterly direction along the center line of last described wood fence a distance of 13.10 feet to the most Northerly corner of attached storage compartment; thence right in a Southwesterly direction along the Northwest wall of said storage compartment a distance of 5.16 feet; thence left in a Southeasterly direction along the Southwest wall of said storage compartment a distance of 6.33 feet; thence left in a Northeasterly direction along the center line of common wall of said storage compartment of Units D and C, the center line of the wood fence, party wall and wood fence common to Units D and C, a distance of 73.31 feet to the centerline of the aforementioned fence enclosing fronts of Units A, B, C and D; thence left in a Northeasterly direction along last described centerline a distance of 19.20 feet to the point of beginning. Being situated in **Shelby County, Alabama**.

For ad valorem tax purposes only, the address to the above described property is 1910 Chandalar Court, Pelham, AL 35124.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

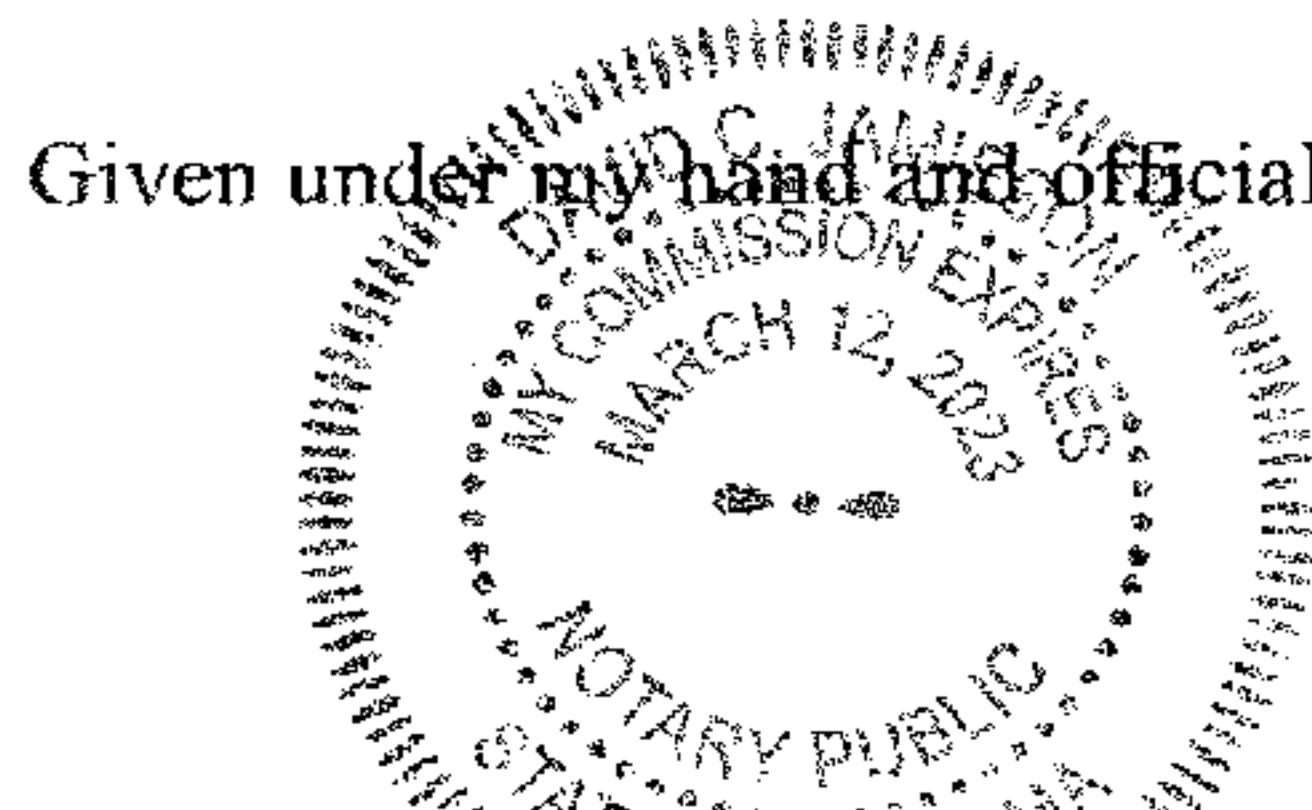
In Witness Whereof, I have hereunto set my hand and seal this 15<sup>th</sup> day of October, 2019.



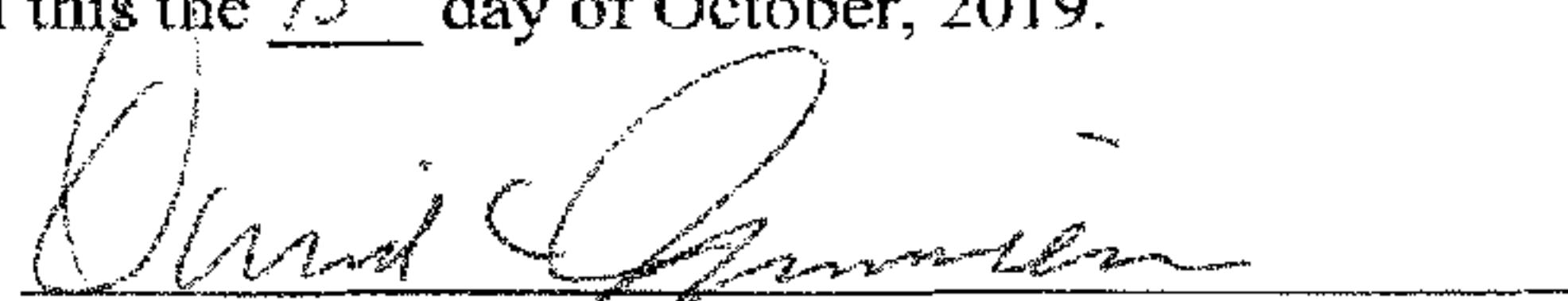
Miranda Ackley

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that of **Miranda Ackley**, 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, she executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this the 15<sup>th</sup> day of October, 2019.



NOTARY PUBLIC  
My Commission Expires: 3/12/23

THIS INSTRUMENT PREPARED BY:

David C. Jamieson, Attorney, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:

Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

### Real Estate Sales Validation Form

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

Grantor's Name Miranda Ackney  
 Mailing Address 1910 Chandalar Court  
Pelham, AL 35124

Grantee's Name Mary M Horne  
 Mailing Address 2132 Pioneer Drive  
Hoover, AL 35226

Property Address 1910 Chandalar Court  
Pelham, AL 35124



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/17/2019 08:20:30 AM  
 \$27.00 CHERRY  
 20191017000382000

*Leanne G. Ward*

Date of Sale 10/15/19  
 Total Purchase Price \$ 96,300.00  
 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  Appraisal  
 Sales Contract  Other  
 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 Leanne G. Ward

Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one