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12/23/2019 02:19:06 PM  
DEEDS 1/4

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

1

Send Tax Notice To:  
**Kayla Nguyen**  
1903 Chandalar Ct.  
Pelham, AL 35124

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA**

}

**COUNTY OF SHELBY**

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KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Five Thousand Dollars and NO/100 (\$105,000.00)** to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **Thomas S. Keith and Julie K. Hassan, husband and wife**, (herein referred to as grantors), grant, sell, bargain and convey unto, **Kayla Nguyen** (herein referred to as grantees whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

**See Attached Exhibit A**

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

\$70,000.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said grantees, his/her heirs, successors and assigns forever.

And we do for ourselves, and for our heirs and assigns, covenant with the said grantees, his/her heirs, successors and assigns, that we are lawfully seized in fee simple of said premises and we are authorized to convey the same; 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 we will, and our heirs, executors and administrators, shall warrant and defend the same to the said grantees, his/her heirs, successors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned grantors have hereunto set their hands and seals, this 20<sup>th</sup> day of December, 2019.

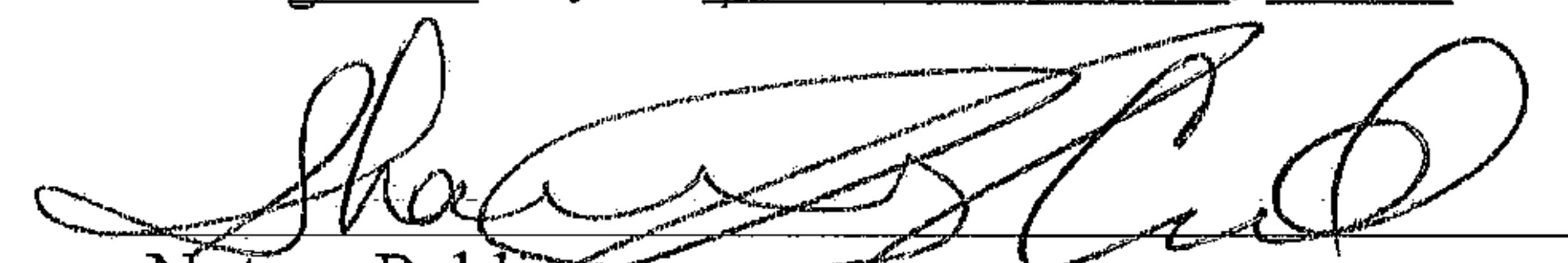
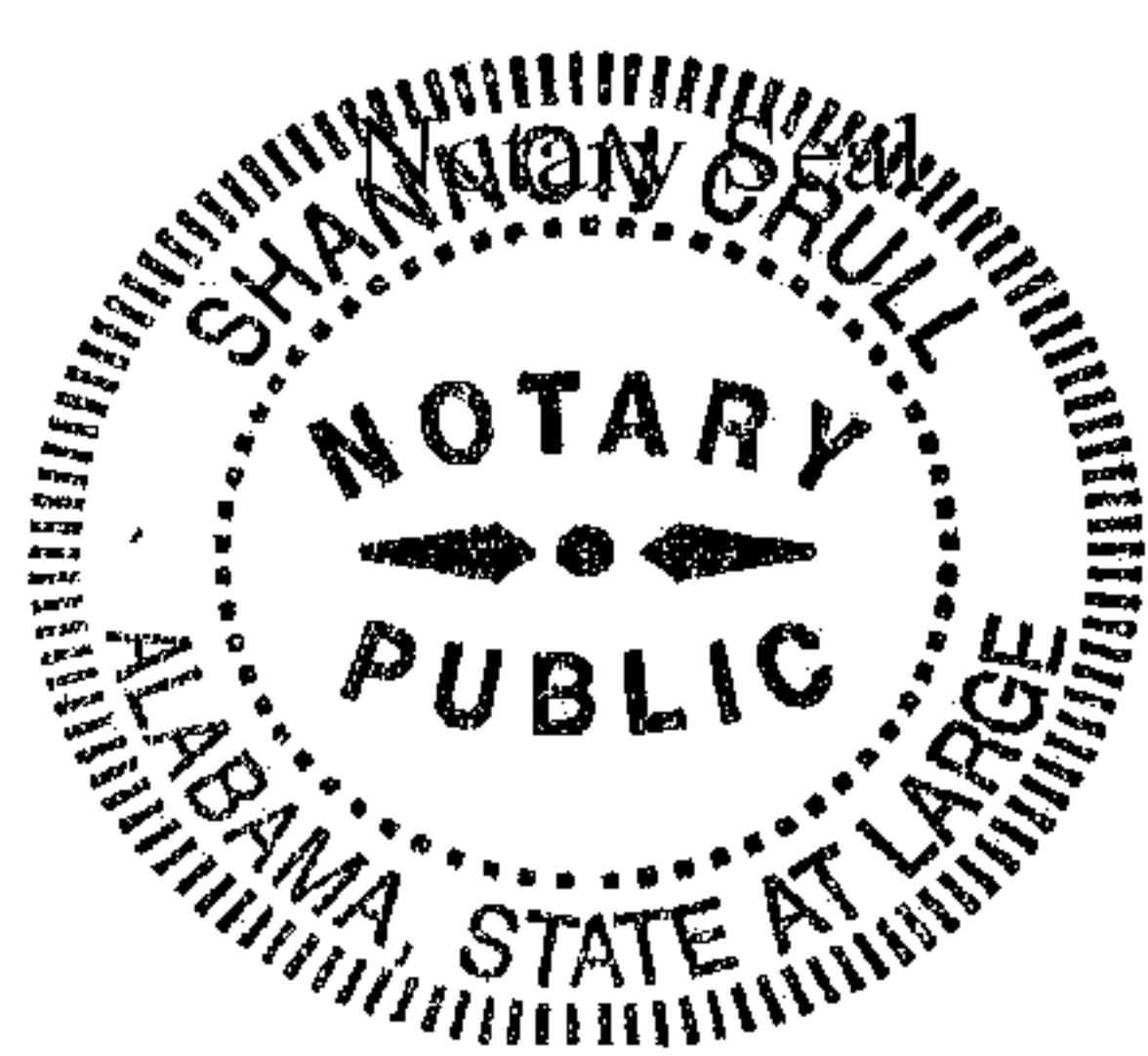


Thomas S. Keith

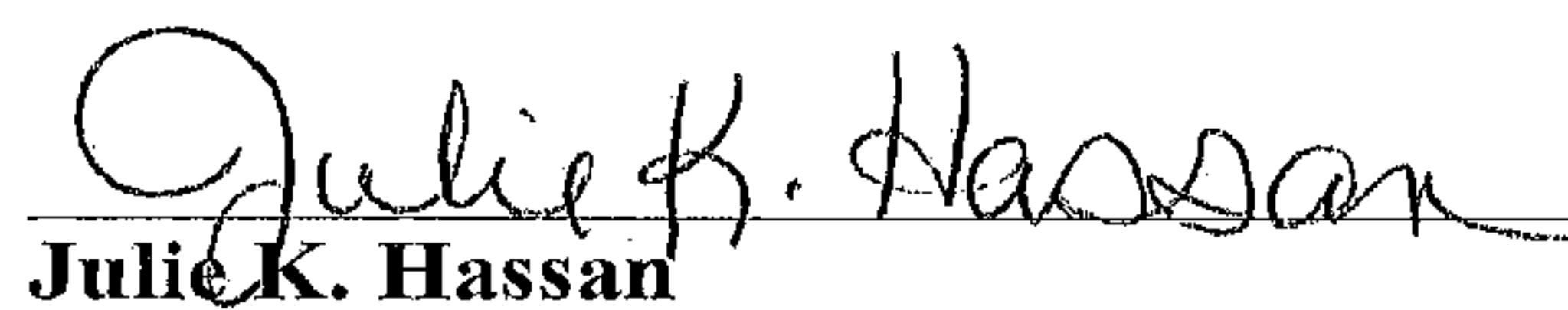
STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Thomas S. Keith** 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 20<sup>th</sup> day of December, 2019.



Shannon Crull  
Notary Public  
My commission expires: 4/2/2020

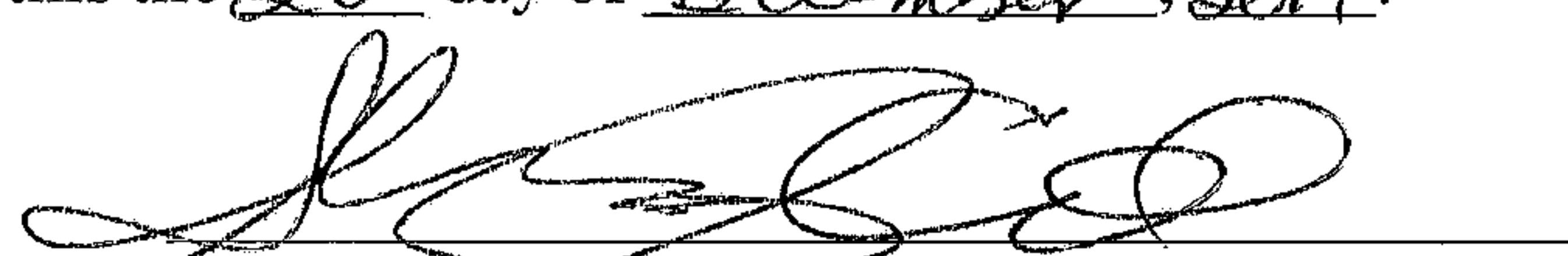
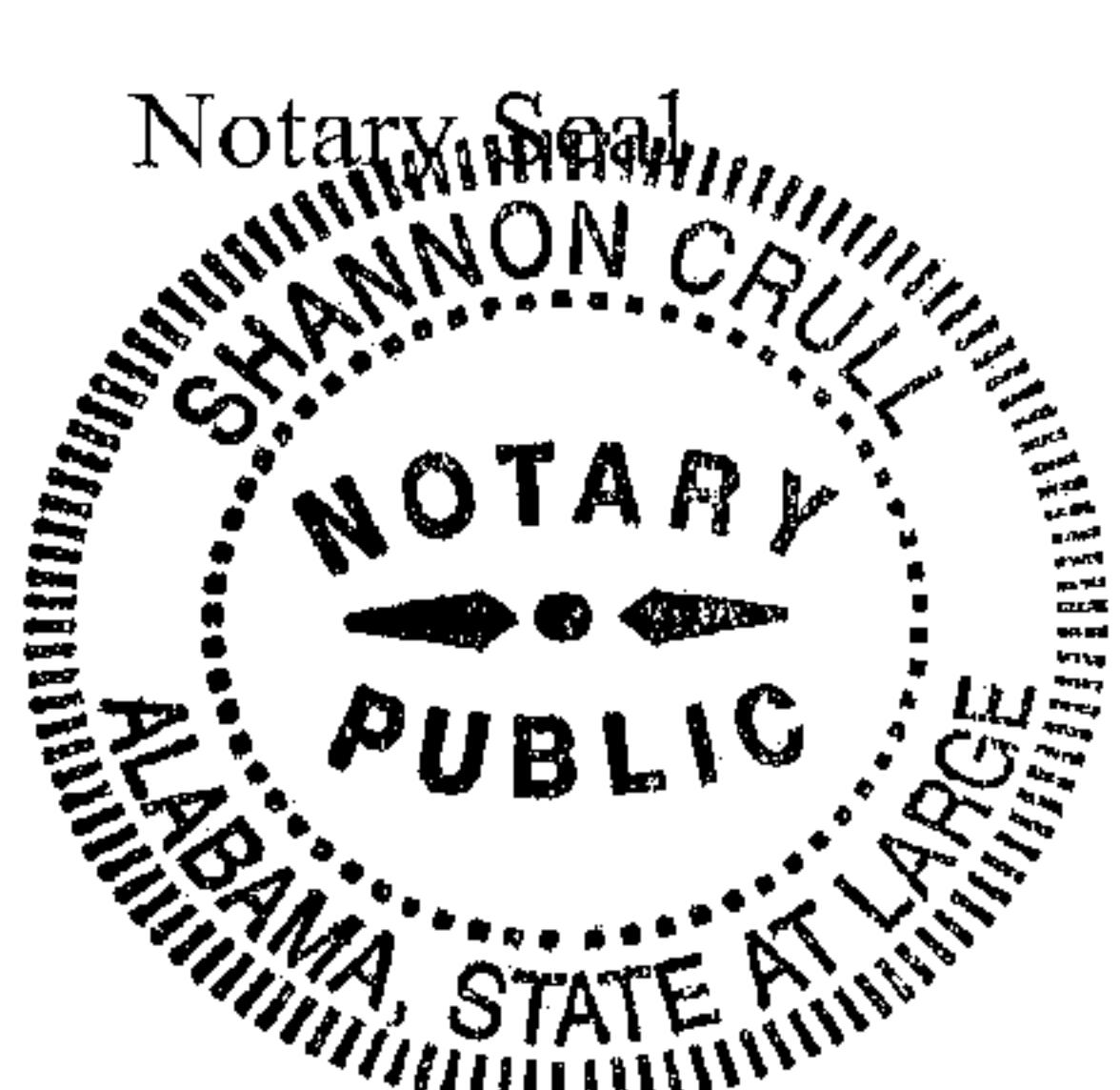


Julie K. Hassan  
Julie K. Hassan

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Julie K. Hassan** 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 20<sup>th</sup> day of December, 2019.



Shannon Crull  
Notary Public  
My commission expires: 4/2/2020

**EXHIBIT A**

The Land is described as follows:

**Unit B, Building 7, Phase 2, of Chandalar South Townhomes as recorded in Map Book 7, page 166, in the Probate Office of Shelby County, Alabama, 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:**

Commencing 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 830.76 feet; thence 90° left, in a Westerly direction a distance of 347.56 feet; thence 99°22'30" left, in a Southeasterly direction a distance of 53.92 feet, to the Point of Beginning, said point being the centerline of a fence common to "B" and "C" Units of said Building 7; thence continue along last described course along said center line of said fence, the center line of the party wall common to said units and fence common to said units, a distance of 67.65 feet; thence 90° left in a Northeasterly direction along the center line of a fence, a distance of 17.55 feet to the Northwest corner of a utility building; thence 90° right in a Southeasterly direction along the Southwesterly wall of said utility building, a distance of 4.15 feet to the Southwest corner of said utility building; thence 90° left in a Southeasterly direction along the Southwesterly wall of said utility building a distance of 6.45 feet to the Southeasterly corner of said utility building; thence 90° left in a Northwesteasterly direction, along the center line of the common wall of said utility building, the center line of the fence common to "B" and "A" units, the centerline of the party of wall common to said "B" and "A" units; the center line of the fence common to said "B" and "A", a distance of 71.80 feet; thence 90° left, along the outside fence of the fence, in a Southwesterly direction a distance of 24.0 feet, to the Point of Beginning.

Situated in town of Pelham, Shelby County, Alabama.

## Real Estate Sales Validation Form

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

Grantor's Name Thomas S. Bell  
 Mailing Address 109 LAUREN WAY  
Pelham, AL 35124

Grantee's Name NC Guyer  
 Mailing Address 1903 Chandalar Ct  
Pelham, AL 35124

Property Address 1903 Chandalar Ct  
Pelham, AL 35124

Date of Sale 12/20/19  
 Total Purchase Price \$ 105,000.00  
 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  
 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 12/20/19

Print Shannon Crull

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/23/2019 02:19:06 PM  
 \$66.00 CHERRY  
 20191223000475490

Print Form

*Allen S. Bell*