

**This instrument prepared by:**  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Emily Ferguson, Gregory E. Ferguson and  
Amy M. Ferguson  
1913 Chandalar Court  
Pelham, AL 35124

**WARRANTY DEED**

**STATE OF ALABAMA**

)

**SHELBY COUNTY**

)

)

**20200320000111720**

**03/20/2020 03:28:59 PM**

**DEEDS 1/4**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Hundred Seven Thousand Nine Hundred And No/100 Dollars (\$107,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Metro Investments, LLC, an Alabama limited liability company (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Emily Ferguson and Gregory E. Ferguson and Amy M. Ferguson (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Unit "C", Lot 4 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 Southerly corner of said Lot 4; thence run in a Northeasterly direction along the SE line of said Lot 4 a distance of 76.24 feet; thence 90° and left in a Northwesterly direction a distance of 10.52 feet to the Point of Beginning, said point being further identified as being the point of intersection of the center line of the wood fence enclosing the backs of Units "A", "B", "C" and "D", and the center line of the wood fence common to Units "C" and "D"; thence continue in a Northwesterly direction along the center line of fence, party wall and fence common to Units "C" and "D", a distance of 67.82 feet to the intersection with the center line of the wood fence enclosing the fronts of Units "A", "B", "C" and "D"; thence right in a Northeasterly direction along the center line of said fence a distance of 18.80 feet to a point of intersection with the wood fence common to Units "B" and "C"; thence right in a Southeasterly direction along the center line of fence, party wall and fence common to said Units "B" and "C" a distance of 67.72 feet to the intersection with the wood fence enclosing the backs of Units "A", "B", "C" and "D"; thence right in a Southwesterly direction along the center line of said fence a distance of 5.80 feet to the intersection with the NE wall of attached storage compartment; thence left in a Southeasterly direction along said wall a distance of 4.20 feet to an intersection with the SE wall of said storage compartment; thence right in a Southwesterly direction along said wall a distance of 6.70 feet to intersection with the SW wall of said storage compartment; thence right in a Northwesterly direction along said wall a distance of 4.20 feet to intersection with the center line of wood fence enclosing the backs of Units "A", "B", "C" and "D"; thence left in a Southwesterly direction along said center line a distance of 6.70 feet to the Point of Beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$80,925.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 18<sup>th</sup> day of March, 20 20.

Metro Investments, LLC, an Alabama limited liability company

BY: Lil Draper  
Lil Draper  
Co-Manager

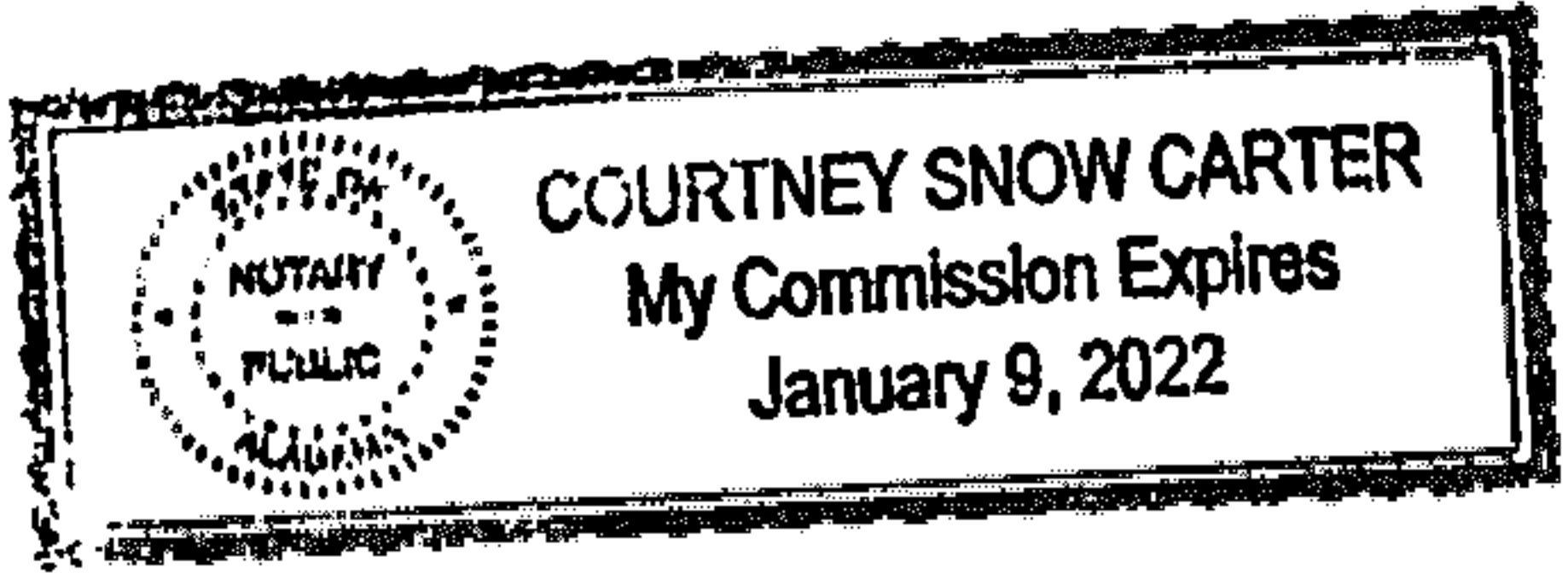
BY: R. Scott McDanal  
R. Scott McDanal  
Co-Manager

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Lil Draper, whose name as Co-Manager of Metro Investments, LLC, an Alabama 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 she executed the same voluntarily and in her capacity and with full authority on the day the same bears date.

Given under my hand and official seal on 18<sup>th</sup> day of March, 2020.

Courtney Snow Carter  
Notary Public  
My commission expires:

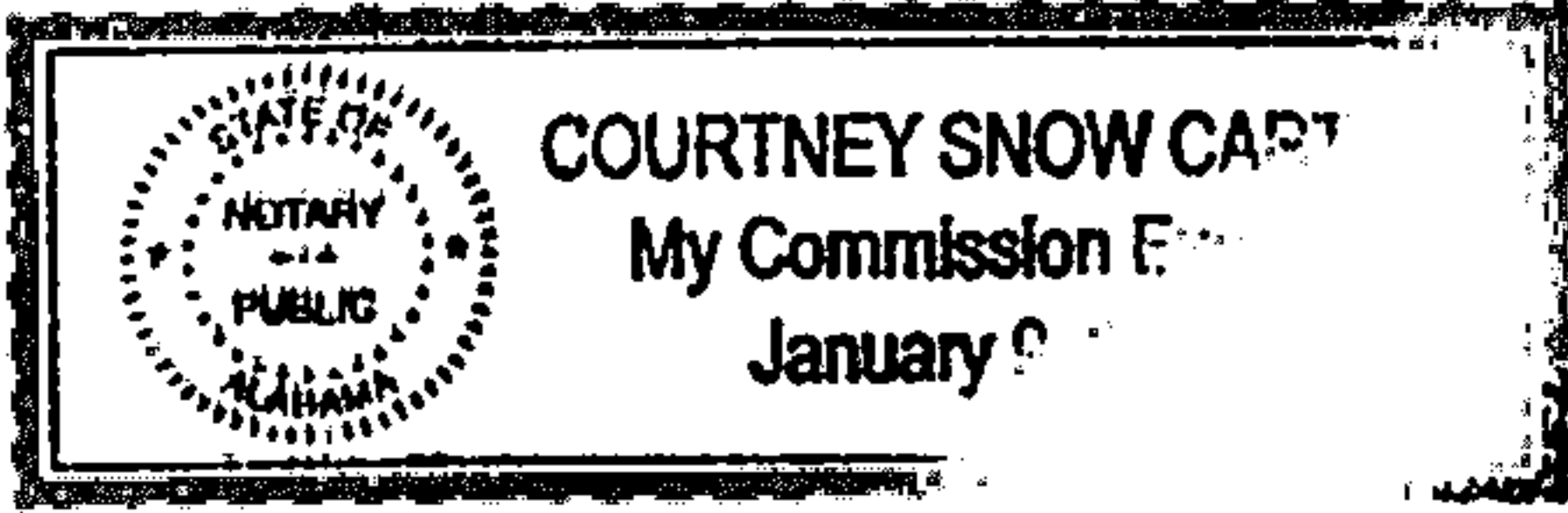


STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify R. Scott McDanal, whose name as Co-Manager of Metro Investments, LLC, an Alabama 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 executed the same voluntarily and in his capacity and with full authority on the day the same bears date.

Given under my hand and official seal on 18<sup>th</sup> day of March, 2020.

Courtney Snow Carter  
Notary Public  
My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name Metro Investments, LLC, an Alabama limited liability company Grantee's Name Emily Ferguson and Gregory E. Ferguson and Amy M. Ferguson

Mailing Address 1913 Chandalar Court Pelham, AL 35124 Mailing Address 1913 Chandalar Court Pelham, AL 35124

Property Address 1913 Chandalar Court Pelham, AL 35124

Date of Sale March 18, 2020 Total Purchase Price \$107,900.00

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)

- Bill of Sale Appraisal
Sales Contract Other:
X 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 - Metro Investments, LLC, an Alabama limited liability company, 1913 Chandalar Court, Pelham, AL 35124.

Grantee's name and mailing address - Emily Ferguson and Gregory E. Ferguson and Amy M. Ferguson, 1913 Chandalar Court, Pelham, AL 35124.

Property address - 1913 Chandalar Court, Pelham, AL 35124

Date of Sale - March 18, 2020.

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: March 18, 2020

Signature of Agent

