

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

SEND TAX NOTICE TO:
James R. Allen
2625 N. Chandalar Ln
Pelham, AL 35124

GENERAL WARRANTY DEED

20200701000272060
07/01/2020 01:17:10 PM
DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fifty-Nine Thousand And No/100 Dollars (\$159,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, John Dorish Curtis, Jr. and Jane Jackson Curtis, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto James R. Allen (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 43-A, of Chanda Terrace, Third Sector, Crestwood Resurvey as recorded in Map Book 13, Page 142, in the Probate Office of Shelby County, Alabama

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 \$164,724.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 29th day of June, 20 20.


John Dorish Curtis, Jr.


Jane Jackson Curtis

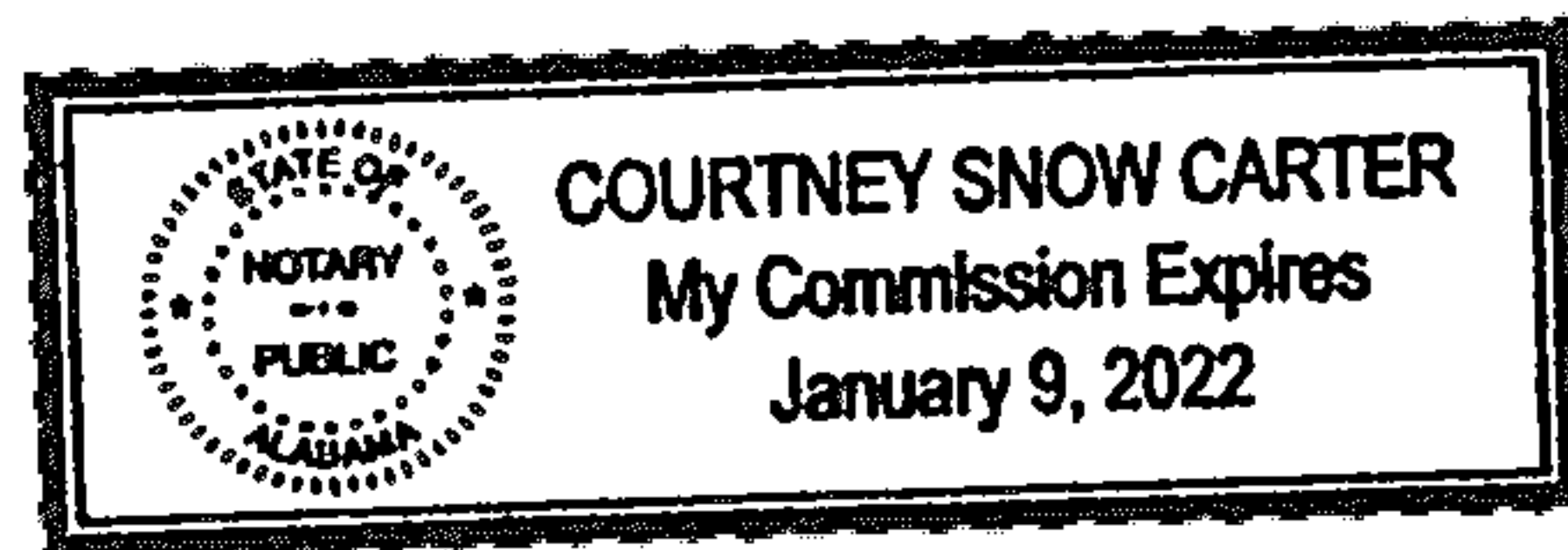
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Dorish Curtis, Jr. and Jane Jackson Curtis whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 29th day of June, 2020.


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 John Dorish Curtis, Jr. and Jane Jackson Curtis

Grantee's Name James R. Allen

Mailing Address 2625 N. Chandalar Ln
Pelham, AL 35124Mailing Address 2625 N. Chandalar Ln
Pelham, AL 35124Property Address 2625 N. Chandalar Ln
Pelham, AL 35124

Date of Sale June 30, 2020

Total Purchase Price \$159,000.00

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☐ 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 - John Dorish Curtis, Jr. and Jane Jackson Curtis, 2625 N. Chandalar Ln,
Pelham, AL 35124.

Grantee's name and mailing address - James R. Allen, 2625 N. Chandalar Ln, Pelham, AL 35124.

Property address - 2625 N. Chandalar Ln, Pelham, AL 35124

Date of Sale - June 30, 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: June 30, 2020

Sign James R. Allen
Agent

Validation Form



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2020 01:17:10 PM
\$29.00 CHARITY
20200701000272060

TS-2000956

Allen S. Bayl