20201103000496980 11/03/2020 10:57:20 AM DEEDS 1/3

This instrument was prepared by:

Justin Smitherman, Esq. 173 Tucker Road Suite 201 Helena, AL 35080 Send tax notice to:

Martha H. Chadband 1521 Sequoia Trail Alabaster, AL 35007

WARRANTY DEED (JOINT TENANTS WITH RIGHT OF SURVIVORSH	WARRANTY DEED	JOINT TENANTS	WITH RIGHT	OF SURVIVORSHI	P)
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STATE OF ALABAMA)
COUNTY OF SHELBY	

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and 00/100 (\$10.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, MARTHA H. CHADBAND and AARON B. CHADBAND, Husband and Wife (herein referred to as grantor, whether one or more), do hereby grant, bargain, sell and convey unto MARTHA H. CHADBAND and AARON B. CHADBAND (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 42, according to the Map and Survey of Navajo Hills 7th Sector, as recorded in Map Book 7, Page 95, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

- 1. Martha H. Chadband is one and the same as Martha Fields Harmon, the Grantee in that certain Deed as recorded in Instrument #20110222000060880, in the Probate Office of Shelby County, Alabama.
- 2. The purpose of this Deed is to add my husband, Aaron B. Chadband.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, we have he	reunto set our hands and seals, this	s 26th day of October, 2020.
	MARTHA H. CHADBAND	(SEAL)
	AARON B. CHADBAND	(SEAL)
	ACKNOWLEDGEMENT	
STATE OF ALABAMA) COUNTY OF JEFFERSON)		
I, the undersigned, a Notary Public in a CHADBAND and AARON B. CHADBAN are known to me, acknowledged before me they executed the same voluntarily on the	ND, whose names are signed to the on this date, that, being informed	e foregoing conveyance and who
Given under my hand and official seal		HERW
WE HOTARING O	NOTARY PUBL My Commission	7 7 7 7 1
My Comm. Expires July 25.2027 JUBLIC AND STATE AT 198		

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Real Estate Sales Validation Form

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

F C J S	1521 Sequoia Trail Alabaster, AL 35007 iled and Recorded official Public Records udge of Probate, Shelby County Alabama, clerk helby County, AL 1/03/2020 10:57:20 AM	County	Grantee's Name Mailing Address Date of Sale Total Purchase Price Or Actual Value Or	\$
7 e = 7, 1 ≥> /	203.00 MISTI 0201103000496980	alli 5. Buyl	Or Assessor's Market Valu	$_{1e} s 175 coo$
-	rice or actual value clair ecordation of document			following documentary evidence:
Bill of S Sales Co		Appraisa Other:	al	
Closing S	Statement	······································		
	ce document presented s form is not required.	for recordation con	tains all of the requ	ired information referenced above,
		Instruct	ions	
	and mailing address - part mailing address.	provide the name of	the person or perso	ns conveying interest to property
Grantee's name being conveyed	_	provide the name of	the person or person	ons to whom interest to property is
•	ss - the physical address to the property was conv		ng conveyed, if ava	ilable. Date of Sale - the date on
-	price - the total amount e instrument offered for		se of the property,	both real and personal, being
conveyed by th	if the property is not being instrument offered for assessor's current mark	r record. This may b	lue of the property, be evidenced by an	both real and personal, being appraisal conducted by a licensed
current use val	uation, of the property a ty for property tax purp	as determined by the	e local official charg	e of fair market value, excluding ged with the responsibility of be penalized pursuant to Code of
accurate. I furt	best of my knowledge and her understand that any ed in Code of Alabama Original Prints	false statements cla 1975 40-22-1 (h)	nimed on this form r	in this document is true and may result in the imposition of the