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DEEDS 1/2

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Daniel Hadwin
Ye Zhou
1904 Chandalar Court
Pelham, AL 35124

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Twenty Thousand Dollars and No Cents (\$120,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Natalie K. Allen, a single woman, whose mailing address is:

5202 Southfork Blvd., Old Hickory, TN 37138

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Daniel Hadwin and Ye Zhou, whose mailing address is:

1304 Huntley Apartment Drive, Pelham, AL 35124

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 1904 Chandalar Court, Pelham, AL 35124 to-wit:

Unit "B" Building 6, Phase 2 of Chandalar South Townhouses, located in the SW1/4 of the SE1/4 of Section 1,
Township 20 South, Range 3 West, Shelby County, Alabama more particularly described as follows:

Commence 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 980.76 feet; thence 90° left, in a Westerly direction, a distance of 429.03 feet; thence 32°43'15" left in a Southeasterly direction, a distance of 144.03 feet, thence 90° left, in a Southwesterly direction of 144.03 feet; thence 90° left in a Southeasterly direction a distance of 90.1 feet; thence 90° left in a Northeasterly direction, a distance of 41.1 feet to the Southwest corner of Unit "A" of said Building 6; thence 101 degrees 42'15" right, in a Southeasterly direction along the outer face of a wood fence extending along the Southwest side of said Unit "A", a distance of 15.1 feet to the Southwest corner of a wood fence extending across the fronts of Units "A", "B", "C", and "D", of said Building 6; thence 90° left, in a Northeasterly direction along the outer face of said wood fence extending across the front of said Unit "A" a distance of 25.9 feet to the Point of Beginning; thence continue along last described course, along the outer face of said wood fence extending across the front of said Unit "B", a distance of 23.8 feet to the centerline of a wood fence common to said Unit "B" and "C", thence 90° left, in a Northwesterly direction along the centerline of said wood fence and the centerline of a party wall, and another wood fence, all common to said Units "B" and "C", a distance of 67.7 feet to a point on the outer face of a wood fence extending across the back of said Unit "B"; thence 90° left in a Southwesterly direction along the outer face of said wood fence, a distance of 17.8 feet to the Southeast corner of a storage building; thence 90° right in a Northwesterly direction along the outer face of said storage building a distance of 4.1 feet to the Northeast corner of said storage building; thence 90° left, in a Southwesterly direction along the outer face of said storage building, a distance of 6.0 feet to the centerline of the interior wall of storage building common to said Units "A" and "B", thence 90° left, in a Southeasterly direction along the centerline of said interior wall of said storage building and the centerline of a wood fence, party wall, and another wood fence, all common to said Unit "A" and "B", a distance of 71.8 feet to the point of beginning; being situated in Shelby County, Alabama.

The map of said survey being recorded in Map Book 7, Page 166, in said Probate Office.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD unto 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 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

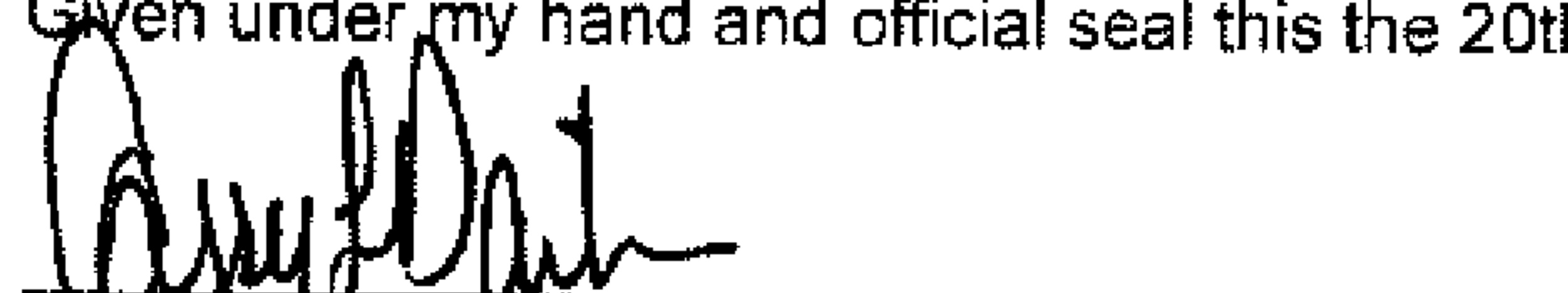
IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 20th day of September, 2021.

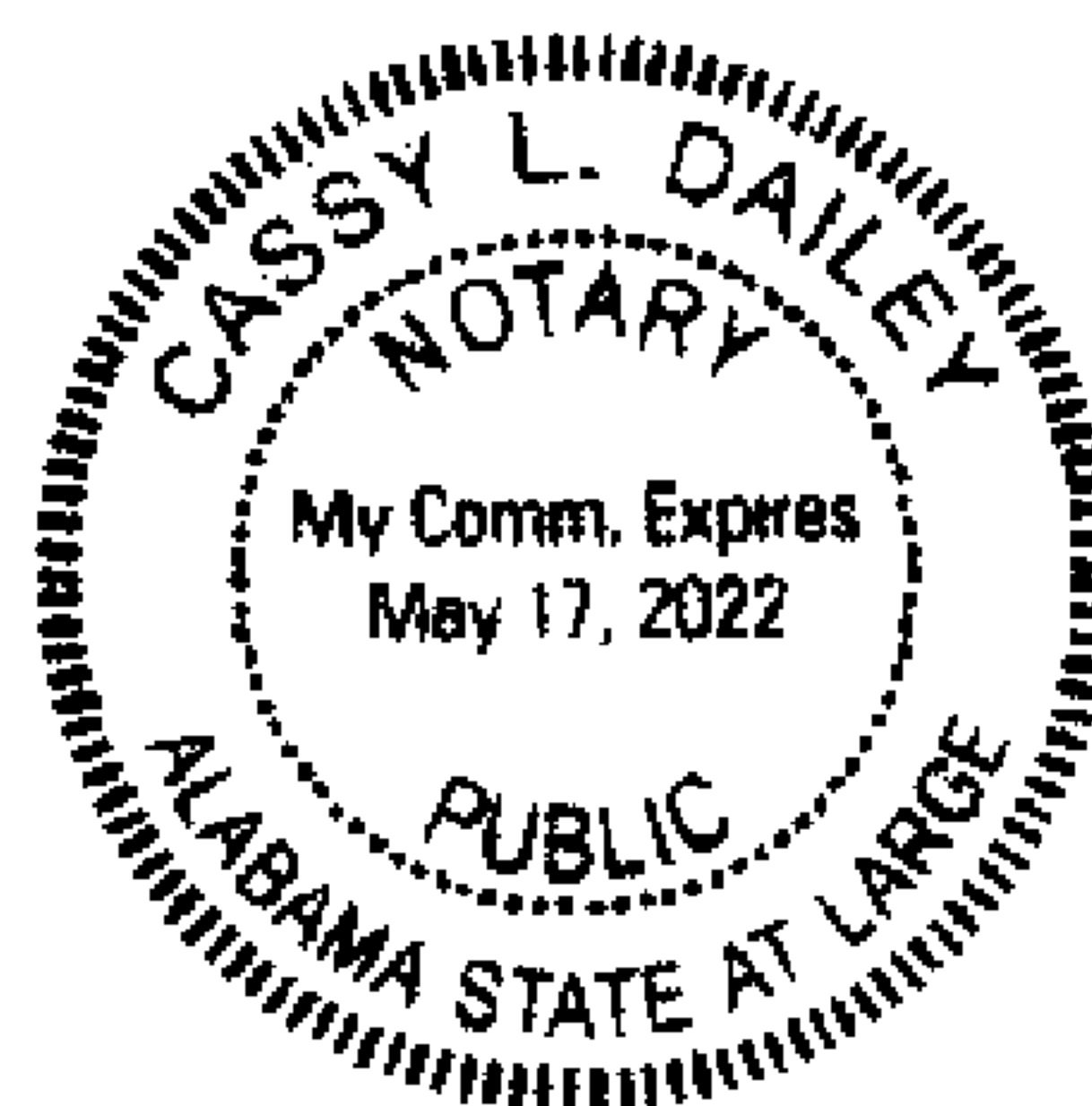

Natalie K. Allen

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Natalie K. Allen, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of September, 2021.


Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$145.00 JOANN
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Allen S. Bayl