

20220812000315170  
08/12/2022 09:09:55 AM  
DEEDS 1/3

**This instrument was prepared by:**  
Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road  
Birmingham, AL 35243

**Send tax notice to:**  
Tom S. H. Chow and Doris S. C.  
Chow  
7244 Cahaba Valley Rd  
Birmingham, AL 35242

**WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA  
COUNTY OF SHELBY

That in consideration of **FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (\$500,000.00)** to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, **Randy Bailey, an unmarried individual**, (herein referred to as Grantor) do hereby grant, bargain, sell and convey unto **Tom S. H. Chow and Doris S. C. Chow**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

**Part of the NE 1/4 of the NW 1/4 of Section 32, Township 18 South, Range 1 West, situated in Shelby County, Alabama, being more particularly described as follows:**

**Beginning at the northwest corner of Section 32, Township 18 South, Range 1 West, go North 86° 30' East, 2,210.5 feet to a point of beginning; then at an angle 118° 30' right bearing South 25° 00' West, 315 feet; thence at an angle 118° 30' left bearing North 86° 30' East, 315 feet to the Northwest side of Public Road; then at an angle 61° 30' left bearing North 25° 00' East along Public Road 315 feet; then at an angle 118° 30' left bearing South 86° 30' West, 315 feet to the point of beginning.**

**SUBJECT TO ALL MATTERS OF RECORD**

**\$0.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

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

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of July, 2022.

  
\_\_\_\_\_  
Randy Bailey

STATE OF ALABAMA        )

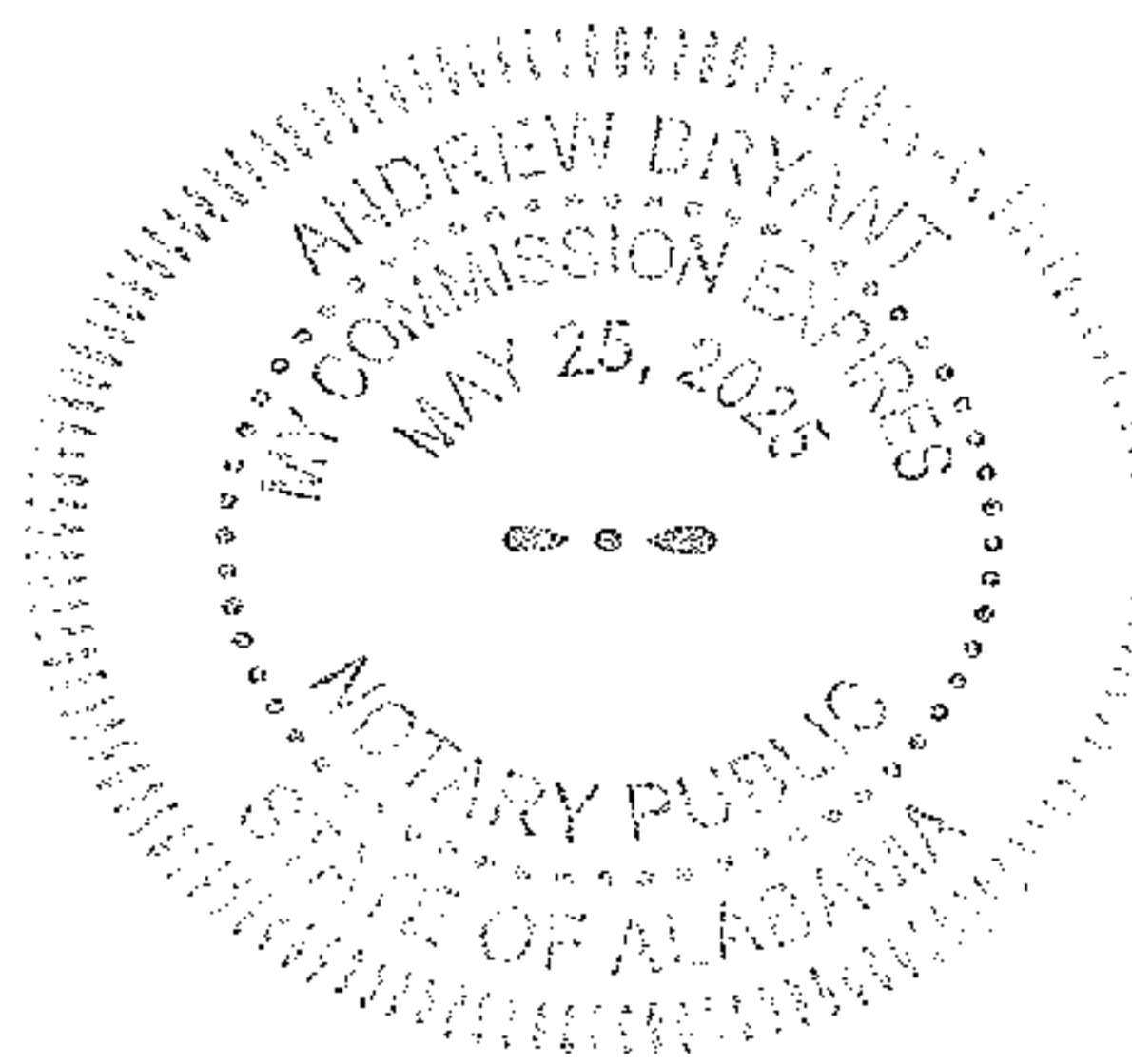
JEFFERSON COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randy Bailey whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of July, 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 05/25/2025



**Real Estate Sales Validation Form**

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

Grantor's Name	<u>Randy Bailey</u>	Grantee's Name	<u>Tom S. H. Chow and Doris S. C. Chow</u>
Mailing Address	<u>7248 Cahaba Valley Road</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>7244 Cahaba Valley Rd</u> <u>Birmingham, AL 35242</u>
Property Address	<u>7244 Cahaba Valley Rd</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>July 8, 2022</u>
		Total Purchase Price	<u>\$500,000.00</u>
		Or	
		Actual Value	<u>\$</u> _____
		Or	
		Assessor's Market Value	<u>\$</u> _____

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 - 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 July 8, 2022 Print Makela Richardson

Unattested \_\_\_\_\_ Sign [Signature]  
(Grantor/Grantee/ Owner/Agent) circle one

Filed and Recorded (verified by)  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/12/2022 09:09:55 AM  
 \$528.00 JOANN  
 20220812000315170

*Ali S. Byrd*

