

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Samantha Danielle Kleman
1996 Chandalar Court
Pelham, AL 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Sixty-Six Thousand Five Hundred And No/100 Dollars (\$166,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Estate of Steven F. Abbott, deceased (Shelby County, Alabama Probate Case # PR-2022-000321), (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Samantha Danielle Kleman (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**:

Unit A, Building 10, according to the map and survey of Chandalar Town House, Phase 2, as recorded in Map Book 7, Page 166 in the Office of the Judge of Shelby County, Alabama and located in the SW 1/4 of the SE 1/4 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 840.76 feet; thence 90 degrees left, in a westerly direction, a distance of 81.8 feet; thence 90 degrees right in a northerly direction a distance of 17.1 feet to a point on the outer face of a wood fence extending along the South side of Unit D of said Building 10; thence 90 degrees 59 minutes 27 seconds left in a westerly direction along the outer face of said wood fence a distance of 9.9 feet to the Southwest corner of a Wood fence that extends across the fronts of Units A, B, C and D, of said Building 10, thence 90 degrees right, in a northerly direction along the outer face of said wood fence extending across the fronts of Units D, C and B a distance of 67.2 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 A, a distance of 26.1 feet to the Northwest corner of a wood fence that extends along the North side of said Unit A; thence 90 degrees right, in an easterly direction along the outer face of said wood fence, the outer face of said Unit A, and the outer face of another wood fence, a distance of 68.0 feet to the Northeast corner of a wood fence that extends along the back of said Unit A; thence 90 degrees right in a southerly direction along the outer face of said wood fence, a distance of 19.4 feet to the Northwest corner of a storage building; thence 90 degrees left, in an easterly direction along the outer face of said storage building a distance of 4.2 feet to the Northeast corner of said storage building; thence 90 degrees right, in a southerly direction along the outer face of said storage building a distance of 6.45 feet to the center line of a wall common to the storage buildings of Units A and B; thence 90 degrees right, in a westerly direction along the center line of said wall common to the storage buildings of said Units A and B, a wood fence, a party wall and another Wood fence, all centerlines being common to Units A and B, a distance of 72.2 feet to the point of beginning; being situated in 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.

Steven F. Abbott was the surviving grantee in that certain Warranty Deed recorded in Inst # 20131007000400350. The other grantee, Sharon D. Abbott having died on or about November 6, 2016.

Subject to a third party mortgage in the amount of \$146,500.00 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 18th day of January, 2023.

Estate of Steven F. Abbott, deceased (Shelby County, Alabama Probate Case # PR-2022-000321)

BY:

Edith Johnston
Edith Johnston
Personal Representative

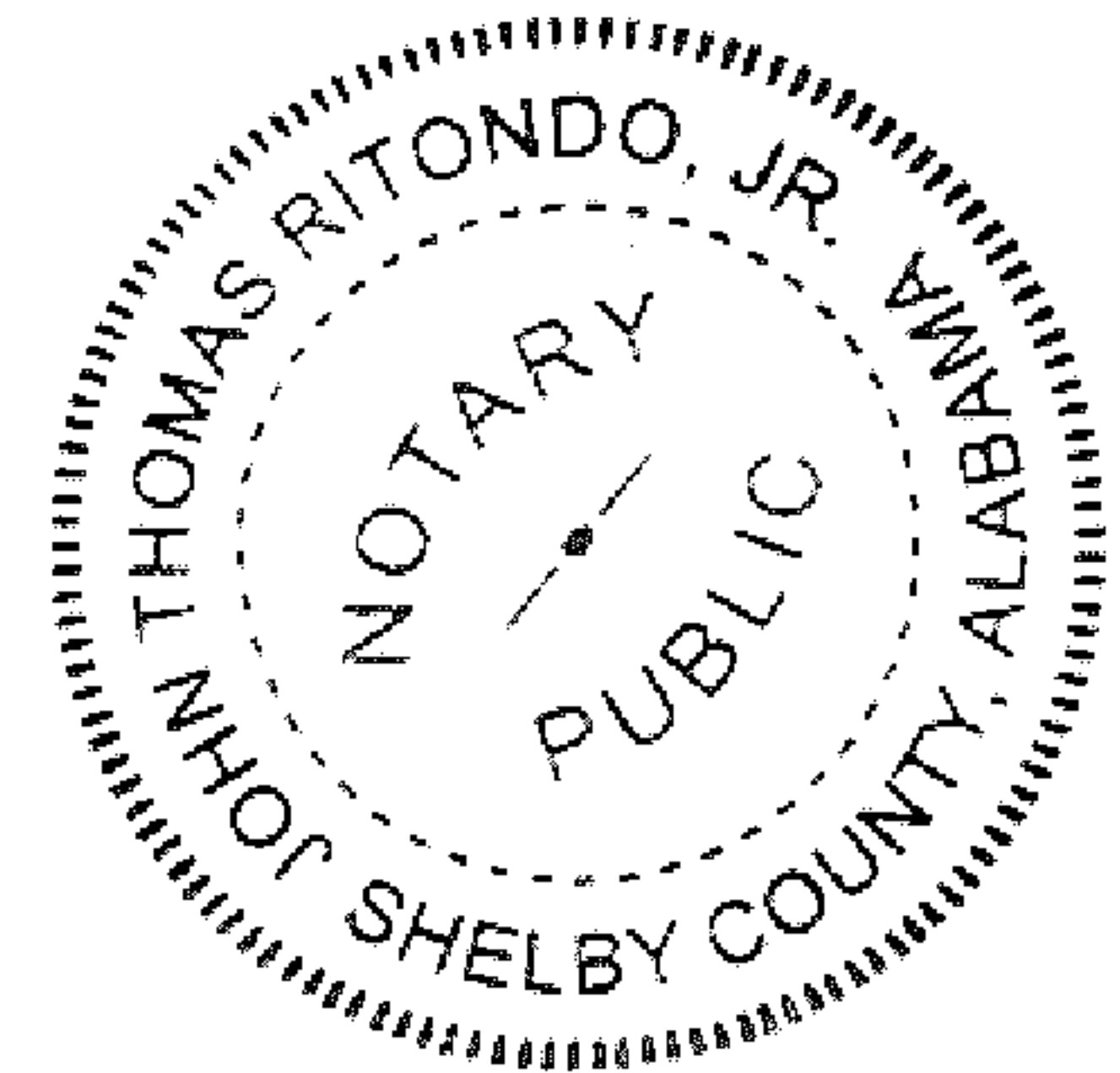
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edith Johnston whose name as Personal Representative for The Estate of Estate of Steven F. Abbott, deceased (Shelby County, Alabama Probate Case # PR-2022-000321) 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 and in his/her capacity as Personal Representative on the day the same bears date.

Given under my hand and official seal on 18th day of Jan, 2023.

[Signature]
Notary Public
My commission expires:

John Thomas Ritondo, Jr.
Notary Public, Alabama State at Large
My Commission Expires August 29, 2023



Real Estate Sales Validation Form

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

Grantor's Name Estate of Steven F. Abbott,
deceased (Shelby County, Alabama
Probate Case # PR-2022-000321)

Grantee's Name Samantha Danielle Kleman

Mailing Address 1996 Chandalar Court
Pelham, AL 35124

Mailing Address 1996 Chandalar Court
Pelham, AL 35124

Property Address 1996 Chandalar Court
Pelham, AL 35124

Date of Sale January 18, 2023

Total Purchase Price \$166,500.00

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 - Estate of Steven F. Abbott, deceased (Shelby County, Alabama Probate
Case # PR-2022-000321), 1996 Chandalar Court, Pelham, AL 35124.

Grantee's name and mailing address - Samantha Danielle Kleman, 1996 Chandalar Court, Pelham, AL 35124.

Property address - 1996 Chandalar Court, Pelham, AL 35124

Date of Sale - January 18, 2023.

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: January 18, 2023

Sign

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/19/2023 10:32:33 AM
\$48.00 PAYGE
20230119000015420

Allen S. Byrd