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03/30/2023 09:18:58 AM
DEEDS 1/4

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Thi Tran and Thu Tran
1898 Chandalar Court
Pelham, Alabama 35124

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this March 23, 2023, That for and in consideration of **NINETY THOUSAND AND NO/100 (\$90,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **IRA INNOVATIONS, LLC AS CUSTODIAN FBO JAMES F. WILLIAMS, IRA**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **THI TRAN and THU TRAN**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Unit "A" Building 9 of Chandalar South Townhouses, Phase 2, as recorded in Map Book 7, Page 166, in Probate Office, located in the SW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, more particularly described as follows: Commence at the Southeast corner of said 1/4 - 1/4 Section; thence in a Northerly direction along East line of said 1/4 - 1/4 Section, a distance of 980.76 feet; thence 90 degrees left in a Westerly direction a distance of 194.64 feet; thence 90 degrees left in a Southerly direction a distance of 97.03 feet to the corner of a wood fence that extends across the fronts of Units A, B, C and D of said building 9; thence 85 degrees 51 minutes right in a Southwesterly direction along the outer face of said wood fence extending across the front of Unit D, C, and B a distance of 67.17 feet to the point of beginning and the centerline of a wood fence common to Unit A and B; thence 90 degrees right in a Northwesterly direction along the centerline of said wood fence, a party wall, another wood fence and storage building all common to Unit A and B, a distance of 71.98 feet to the Northeast corner of said storage buildings; thence 90 degrees left in a Southwesterly direction along the Northwest outer face of said storage building a distance of 6.45 feet to the Northwest corner of said storage building; thence 90 degrees left in a Southeasterly direction along the Southwest outer face of said storage building a distance of 4.2 feet to a point on the outer face of a wood fence extending across the back of said Unit A; thence 90 degrees right in a Southwesterly direction along the outer face of said wood fence a distance of 19.12 feet to the corner of said wood fence; thence 90 degrees left in a Southeasterly direction along the outer face of a wood fence, said Unit A, and another wood fence a distance of 67.78 feet to the Southwest corner of said wood fence that extends across the fronts of Units A, B, C and D; thence 90 degrees left in a Northwesterly direction along the outer face of said wood fence extending across the front of said Unit "A", a distance of 25.97 feet to the point of beginning, being situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2023 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 7, Page 166.
7. Easement/right-of-way to Alabama Power Company as recorded in Volume 301, Page 581; Volume 287, Page 506; Volume 278, Page 477 and Volume 264, Page 28.
8. Easement/Right of Way to South Central Bell Telephone Company as recorded in Volume 280, Page 752.
9. Restrictive Covenant as recorded in Misc. 6, Page 804 and amended in Misc. 32, Page 488.
10. Covenants, Restrictions, Reservations, limitations, conditions, uses, agreements, easements, options and other provisions contained in that certain Declaration of Condominium of Chandalar South Townhouse Association recorded in Volume 11, Page 665 and amended in Inc. Volume 21, Page 164.
11. Rights of owners of property adjoining property in and to the joint of common rights in building situated on said lots, such rights included but are not limited to roof, foundation, party walls, walkway and entrance.
12. Underground Cable Easement to Alabama Power Company in Volume 297, Page 412.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of SHELBY COUNTY; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of March 23, 2023.

GRANTOR:

IRA Innovations, LLC FBO James F. Williams IRA



By: Elisha Holcombe, it Authorized Agent

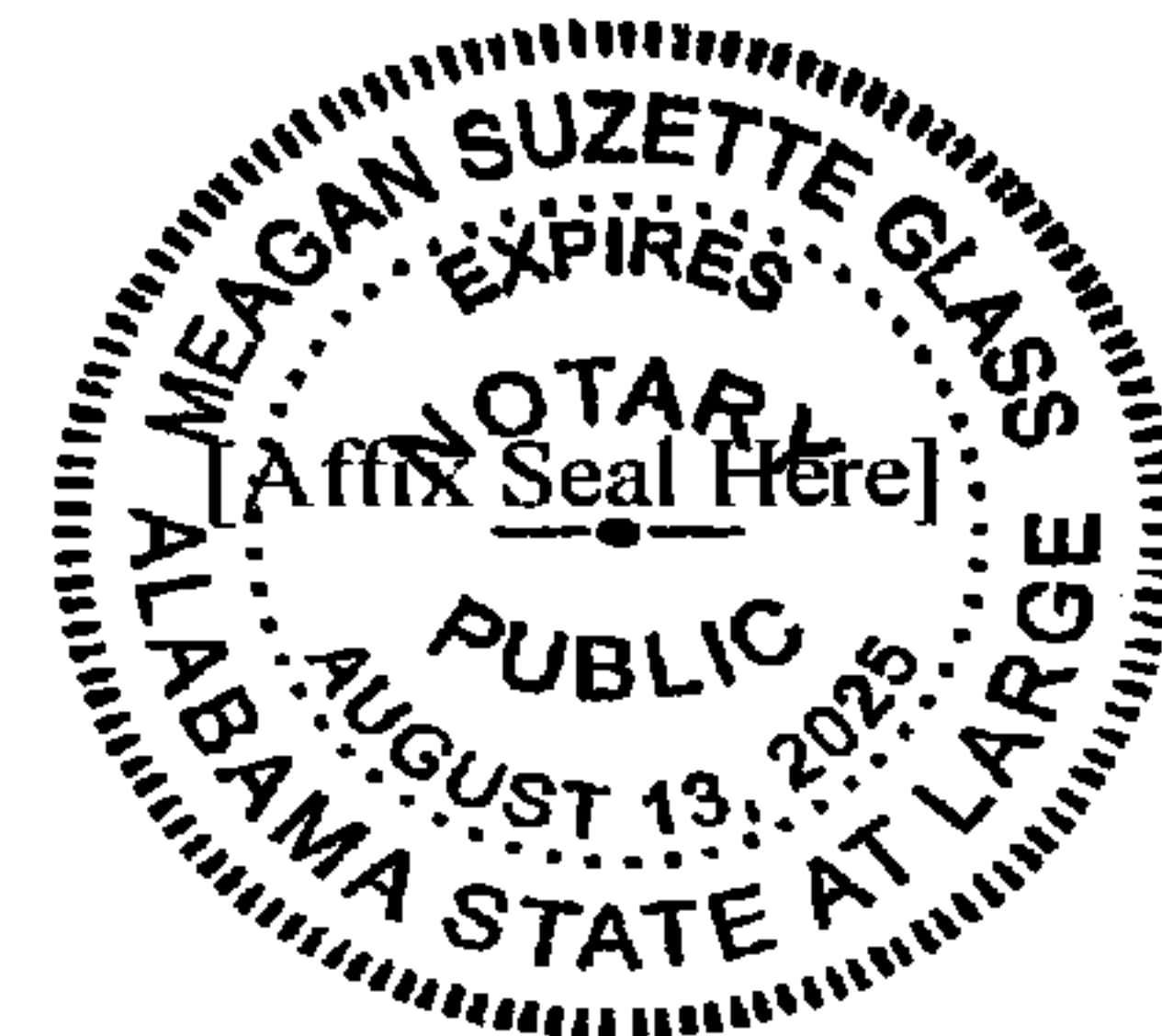
STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Elisha Holcombe, whose name as Authorized Agent of IRA Innovations, LLC FBO James F. Williams IRA, is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Elisha Holcombe as Authorized Agent of IRA Innovations, LLC FBO James F. Williams IRA executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of March 23, 2023.

My Commission Expires: 8/13/2025, Notary Public



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name IRA Innovations LLC
 Mailing Address FBO James F. Williams IRA
349 Alta Vista Drive
Chelsea, Alabama 35043

Grantee's Name Thi Tran
 Mailing Address Thu Tran
1404 Scout Trace
Hoover, AL 35244

Property Address 1898 Chandalar Court
Pelham, Alabama 35124

Date of Sale 3/23/23
 Total Purchase Price \$ 90,000.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 3/23/23

Print C. Ryan Sparks

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/30/2023 09:18:58 AM
 \$121.00 BRITTANI
 20230330000088010

Allen S. Byrd