

20230602000167690 1/4 \$111.50
Shelby Cnty Judge of Probate, AL
06/02/2023 02:32:00 PM FILED/CERT

This instrument was prepared by:
D. Wade Ramsey, Esq.
Ramsey & Associates, L.L.C.
P.O. Box 382012
Birmingham, Alabama 35238-2012

Send Tax Notice To:
Chandalar Swim &
Tennis Club, Inc.
PO Box 531
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred (\$100.00) Dollars and no cents, to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I/we, **Chandalar South Neighborhood Association, Inc., formerly known as, Chandalar South Homeowners Association, Inc., an Alabama Corporation**, (hereinafter referred to as GRANTOR(S)), pursuant to that certain corporate resolution approved by the Board of Directors, dated on or about March 25, 2010, do grant, bargain, sell and convey unto **Chandalar South Swim & Tennis Club, Inc.**, (hereinafter referred to as GRANTEE(S)), in fee simple, the following described real estate situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A"

Parcel 1 ID #: 13-1-01-1-001-003.064
Parcel 2 ID #: 13-1-01-4-002-062-001

Preparer of this deed makes no representation as to the accuracy of the legal description, which was furnished to the Preparer by the Grantee(s). No title opinion was requested and no title opinion is offered nor survey examined by the Preparer.

SUBJECT TO:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
2. Restrictions, building lines, easements, agreements, right of ways, mineral and mining rights, covenants running with the land, and any mortgages et al., as the same are filed of record.

TO HAVE AND TO HOLD, unto the said GRANTEE(S) and its successors and assigns forever. Together with any and all rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the GRANTEE(s). And said GRANTOR(S) does for itself, its successors and assigns, covenant with said GRANTEE(S), its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE(S), its successors and assigns forever, against the lawful claims of all persons or entities.

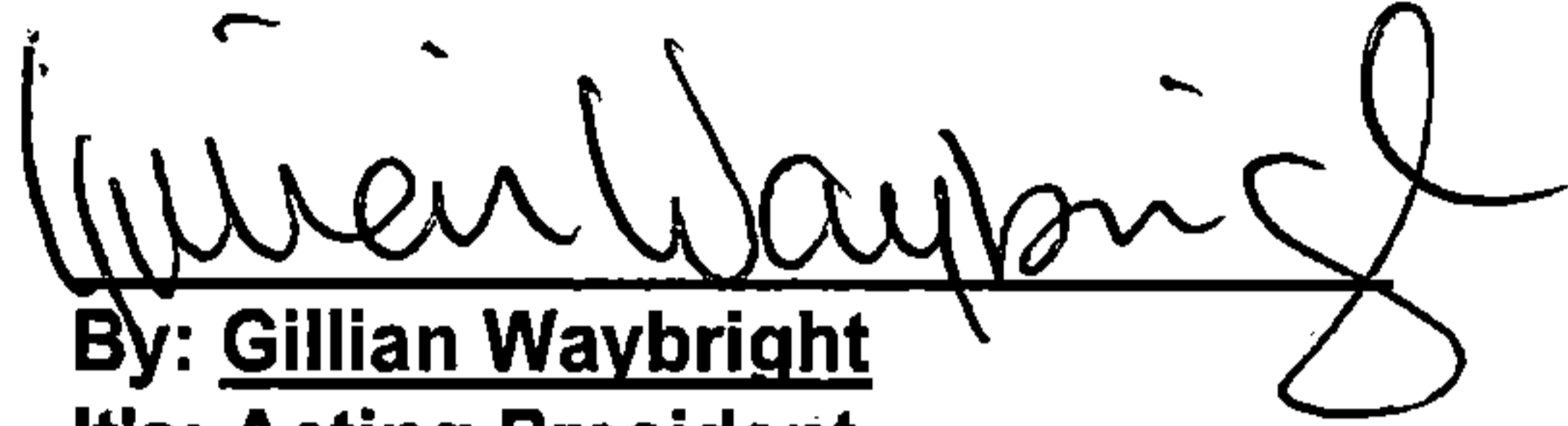
Shelby County, AL 06/02/2023
State of Alabama
Deed Tax: \$80.50



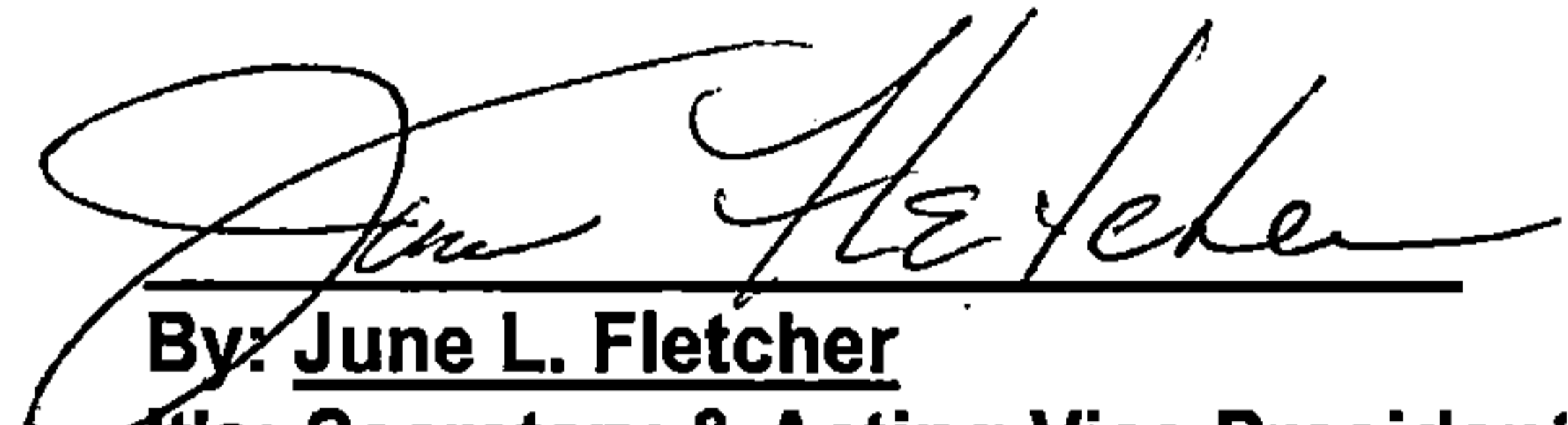
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IN WITNESS WHEREOF, the said GRANTOR(S), by its President and other Officers who are authorized to execute this conveyance has hereunto set his/her/their signatures and seals this the ____ day of May, 2023.

Chandalar South Neighborhood Association, Inc.



By: Gillian Waybright
It's: Acting President



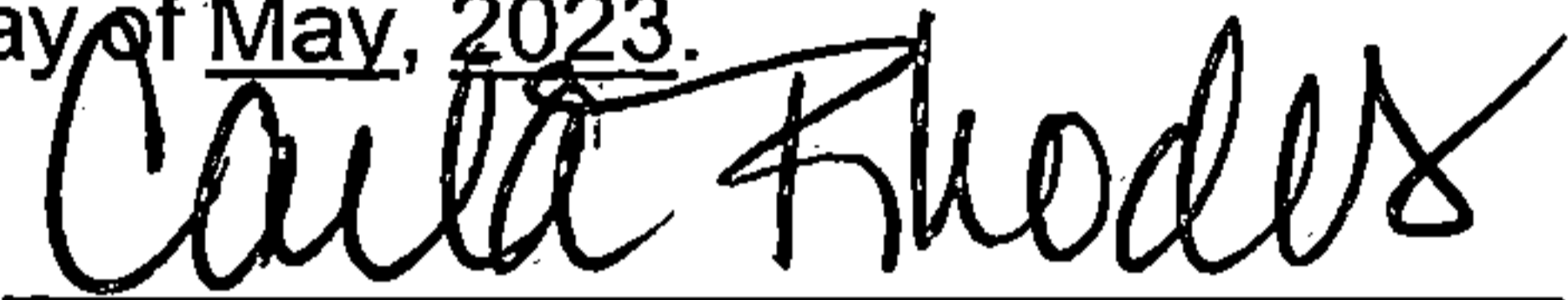
By: June L. Fletcher
It's: Secretary & Acting Vice President

ACKNOWLEDGMENT

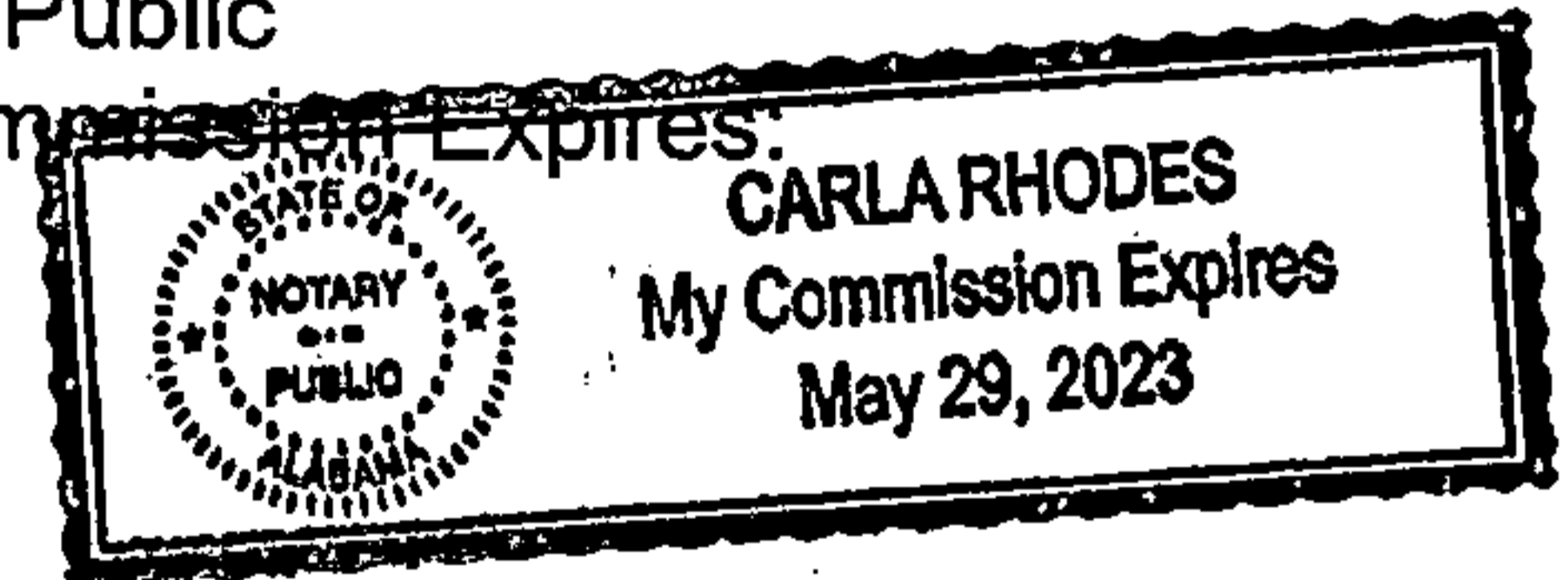
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Gillian Waybright, as Acting President of Chandalar South Neighborhood Association, Inc., formerly known as, Chandalar South Homeowners Association, Inc., an Alabama corporation, is signed to the foregoing conveyance and is known to me, acknowledged before me, that, being informed of the contents of the conveyance he/she as President and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 26th day of May, 2023.



Notary Public
My Commission Expires:

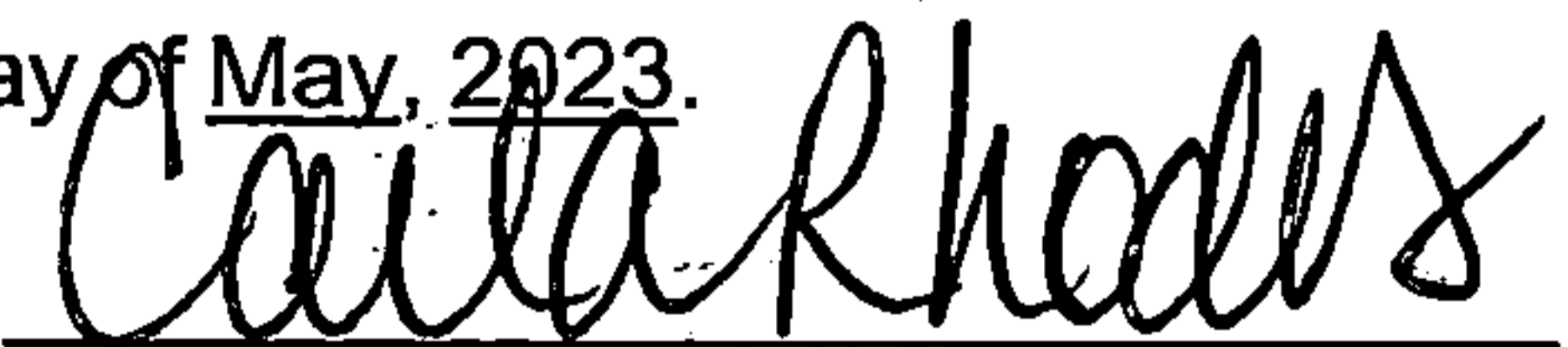


ACKNOWLEDGMENT

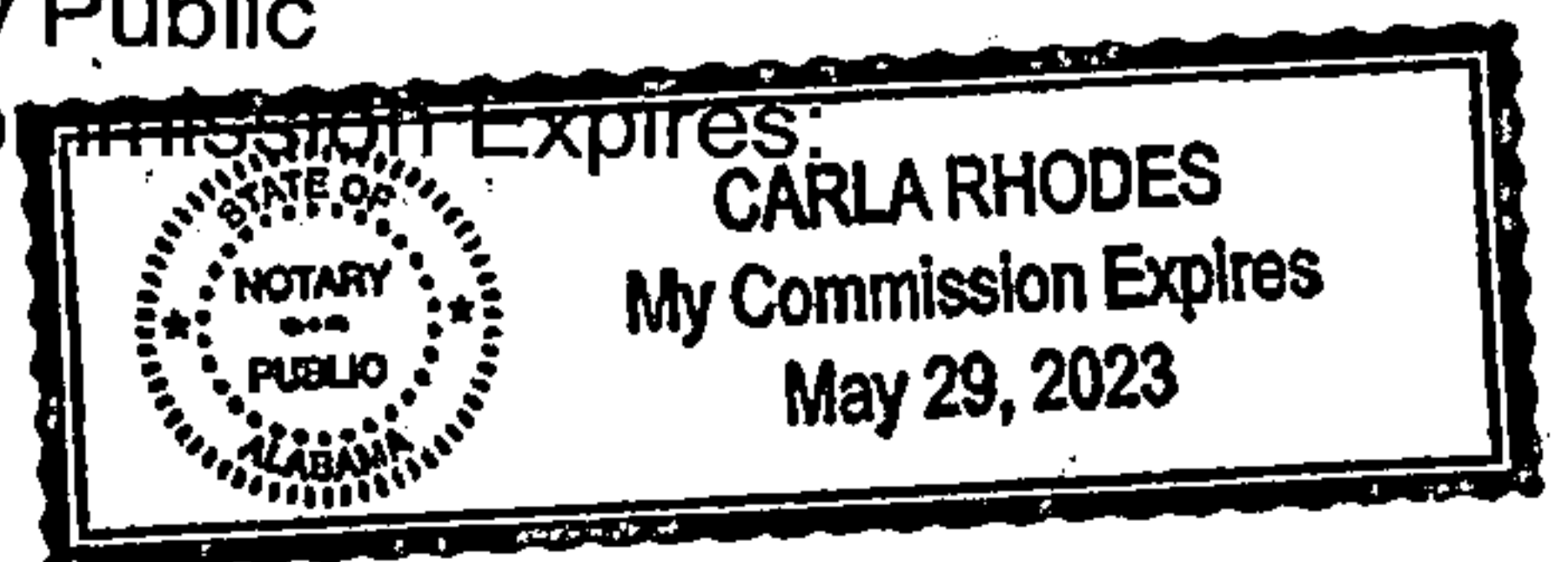
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that June L. Fletcher, as Secretary and Acting Vice President of Chandalar South Neighborhood Association, Inc., formerly known as, Chandalar South Homeowners Association, Inc., an Alabama corporation, is signed to the foregoing conveyance and is known to me, acknowledged before me, that, being informed of the contents of the conveyance he/she as Secretary & Vice President and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 26th day of May, 2023.



Notary Public
My Commission Expires:





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Exhibit "A"

Parcel 1:

A parcel of land situated in Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows;

From the northeast corner of the northwest quarter of the southeast quarter of said Section 1, run thence in a southwesterly direction at an angle of $46^{\circ} 14' 42''$ off the east line of said quarter-quarter section for a distance of 183.69 feet to the point of beginning of the parcel herein described; thence turn an angle to the right of $89^{\circ} 41' 22''$ and run in a northwesterly direction for a distance of 682.00 feet (recorded) 681.68 feet (measured); thence turn an angle to the left of $71^{\circ} 12' 00''$ and run in a westerly direction for a distance of 63.38 feet; thence turn an angle to the left of $26^{\circ} 56' 46''$ and run in a southwesterly direction for a distance of 206.90 feet; thence turn an angle to the left of $67^{\circ} 54' 31''$ and run in a southeasterly direction for a distance of 214.56 feet; thence turn an angle to the left of $42^{\circ} 49' 12''$ and run southeasterly for a distance of 162.00 feet (recorded) 161.92 feet (measured) to a point on the southeast right-of-way line of Chandaway Circle, a public street; thence turn an angle to the right of $37^{\circ} 02' 12''$ (recorded) $38^{\circ} 30' 00''$ (measured) and run for a distance of 138.00 feet (recorded) 137.98 feet measured in a southeasterly direction; thence turn an angle to the right of $37^{\circ} 29' 46''$ (recorded) $37^{\circ} 30' 25''$ (measured) and run in a southerly direction for a distance of 255.49 feet (recorded) 255.50 feet (measured); thence turn an angle to the left of $90^{\circ} 00' 00''$ and run in an easterly direction for a distance of 175.00 feet; thence turn an angle to the left of $58^{\circ} 19' 50''$ and run in a northeasterly direction for a distance of 274.84 feet; thence turn an angle to the left of $34^{\circ} 44' 10''$ and run in a northerly direction for a distance of 86.27 feet to the point of beginning. Said parcel contains 5.449 acres, more or less, including the right of way for parking and street; and

Parcel 2:

A parcel of land situated in the southwest quarter of the northeast quarter of Section I, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

From the northeast corner of the northwest quarter of the southeast quarter of said Section I run thence in a southwesterly direction at an angle of $42^{\circ} 14' 42''$ off the east line of said quarter-quarter section for a distance of 183.69 feet; thence turn an angle to the right of $89^{\circ} 41' 22''$ and run in a northwesterly direction for a distance of 681.68 feet to the point of beginning of the parcel herein described; thence turn an angle to the left of $71^{\circ} 12' 00''$ and run in a southwesterly direction for a distance of 63.38 feet; thence turn an angle to the left of $26^{\circ} 56' 46''$ and run in a southwesterly direction for a distance of 206.90 feet; thence turn an angle to the right of $112^{\circ} 05' 29''$ and run in a northwesterly direction for a distance of 200.00 feet; thence turn an angle to the right of $67^{\circ} 54' 31''$ and run in a northeasterly direction for a distance of 218.82 feet; thence turn an angle to the right of $98^{\circ} 08' 46''$ and run in a southeasterly direction for a distance of 216.22 feet to the point of beginning. Said parcel contains 1.054 acres, more or less.

Deed Reference: Book 341, Page 582-584

Instrument #: 20190909000331100

Real Estate Sales Validation Form

20230602000167690 4/4 \$111.50
Shelby Cnty Judge of Probate, AL
06/02/2023 02:32:00 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, S...

Grantor's Name Chandalar South Homeowner's Assoc. Inc.
Mailing Address PO Box 764
Pelham, AL 35124

Grantee's Name Chandalar South Swim & Tennis Club, Inc.
Mailing Address PO Box 531
Pelham, AL 35124

Property Address Meets and Bounds
PID # 13-1-01-4-002-062.001
PID # 13-1-01-1-001-003.064

Date of Sale 05/19/2023
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 80,120.00

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 Shelby Co. Tax Ass'r Values

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 5/26/23
Print CLIFF SMITH
Unattested (verified by) Sign (Grantor/Grantee/Owner/Agent) circle one