

Prepared by:

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McLeod & Associates, LLC

1980 Braddock Drive

Hoover, AL 35226

Send Tax Notice to:

754 Old Cahaba Drive

Helena, AL 35080

STATE OF ALABAMA

)

**) JOINT WITH RIGHT OF SURVIVORSHIP**

COUNTY OF SHELBY

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE

HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$360,000.00) and other good and

valuable consideration, this day in hand paid to the undersigned Grantors, **BILLIE C. DUNN**

**nka BILLIE C. DUNN LOPEZ and PAUL LOPEZ, SR., wife and husband (hereinafter**

referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby

give, grant, bargain, sell and convey unto the Grantees, **RONDA STARK CHANDLER** and

**JERE LEE CHANDLER, JR.** (hereinafter 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, their heirs and assigns, the following described Real

Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 609, according to the Survey of Old Cahaba, Westchester Sector, as recorded in Map

Book 23, page 150, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines.

reservations, mineral/mining rights, and declarations of record, if any.

\$130,000.00 of the above-recited consideration is being paid with proceeds from a

purchase money mortgage being recorded simultaneously herewith.

Billie C. Dunn and Billie C. Dunn Lopez are one and the same person.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and

singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees,

for and during their joint lives and upon the death of either of them, then to the survivor of them

in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators,

covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee

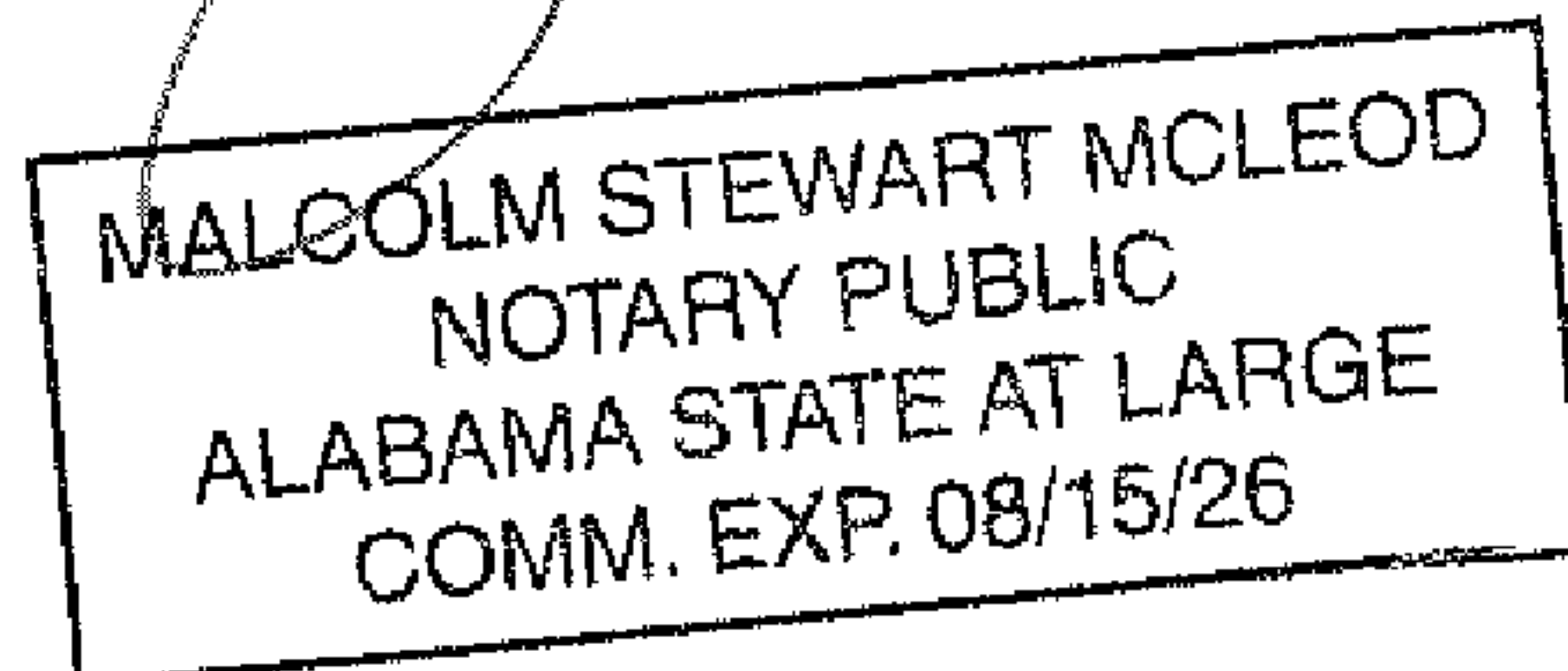
simple of the said Real Estate; that said Real Estate is free and clear from all Liens and

Encumbrances, except as hereinabove set forth, and except for taxes due for the current and

subsequent years, which are not yet due and payable; and that Grantors will, and their heirs,

executors and administrators shall, warrant and defend the same to said Grantees, and their heirs

and assigns, forever against the lawful claims of all persons.



**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>BILLIE C. DUNN LOPEZ and PAUL LOPEZ, SR.</u>	Grantee's Name	<u>RONDA STARK CHANDLER and JERE LEE CHANDLER, JR.</u>
Mailing Address	<u>754 OLD CAHABA DRIVE HELENA, AL 35080</u>	Mailing Address	<u>754 OLD CAHABA DRIVE HELENA, AL 35080</u>
Property Address	<u>754 OLD CAHABA DRIVE HELENA, AL 35080</u>	Date of Sale	<u>July 6, 2023</u>
		Total Purchase Price	<u>\$360,000.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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	<u>July 6, 2023</u>	Print	<u>Malcolm S. McLeod</u>
<input type="checkbox"/> Unattested		Sign	<u>(Grantor/Grantee/Owner/Agent) circle one</u>
	(verified by)		



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/07/2023 02:16:18 PM**  
**\$259.00 JOANN**  
**20230707000203320**

*Allen S. Bayl*