

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

SEND TAX NOTICE TO:
Chris T. Word and Katie Womack
1865 Hamilton Road
Pelham, AL 35124

20230726000223060
07/26/2023 11:04:46 AM
DEEDS 1/3

STATUTORY WARRANTY DEED
Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **Two Hundred Sixty-Five Thousand And No/100 Dollars (\$265,000.00)** and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt and sufficiency whereof is acknowledged

Department of Housing and Urban Development, its successors and/or assigns
(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Chris T. Word and Katie Womack
(herein referred to as GRANTEE, whether one or more) all of its right, title and interest in and to that certain real estate situate in **Shelby County, Alabama** to-wit:

Lot 177, according to the Survey of Chandalar South, Third Sector, as recorded in Map Book 6,
Page 68, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Subject to: current taxes conditions, covenants, easements, and restrictions of record.

Case No 011-907052

Subject to a third party mortgage in the amount of \$269,535.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE 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 of 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.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed and other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

Poor Quality

IN WITNESS WHEREOF, the said GRANTOR by its Asset Manager
who is authorized to execute this conveyance, hereto set his/her signature and seal, this the
21 day of July 2023

Department of Housing and Urban Development, its successors and/or assigns

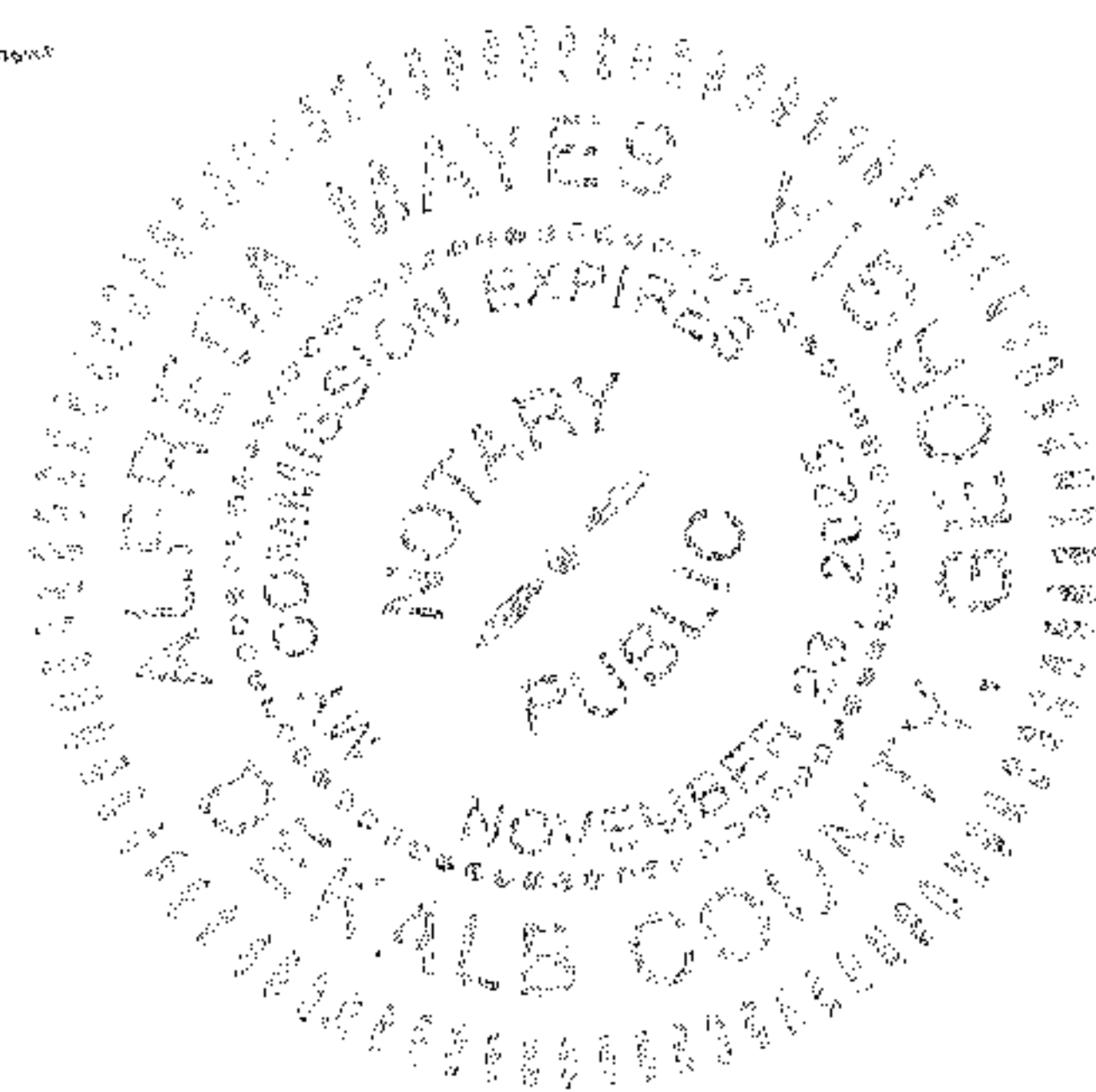
BY [Signature] Machelle Redmond
Principal

STATE OF ALABAMA Georgia
COUNTY OF Fulton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify,
Machelle Redmond whose name as Asset Manager of Department of
Housing and Urban Development, its successors and/or assigns, 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 and with full authority on the day
the same bears date.

Given under my hand and official seal on 21 day of July, 20 23

[Signature]
Notary Public
My commission expires: 11/28/2025



Real Estate Sales Validation Form

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

Grantor's Name	Department of Housing and Urban Development, its successors and/or assigns	Grantee's Name	Chris T. Word and Katie Womack
Mailing Address	40 Marietta Street Atlanta, GA 30303	Mailing Address	1865 Hamilton Road Pelham, AL 35124
Property Address	1865 Hamilton Road Pelham, AL 35124	Date of Sale	July 24, 2023
		Total Purchase Price	\$265,000.00
		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	☐ 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 - Department of Housing and Urban Development, its successors and/or assigns, 40 Marietta Street, Atlanta, GA 30303.

Grantee's name and mailing address - Chris T. Word and Katie Womack, 1865 Hamilton Road, Pelham, AL 35124.

Property address - 1865 Hamilton Road, Pelham, AL 35124

Date of Sale - July 24, 2023.

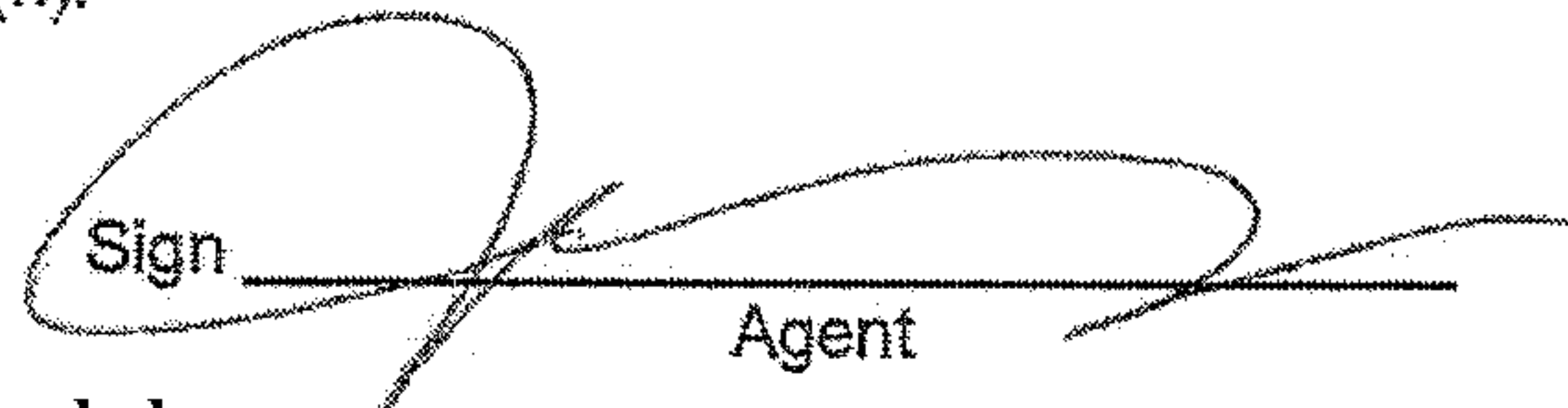
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

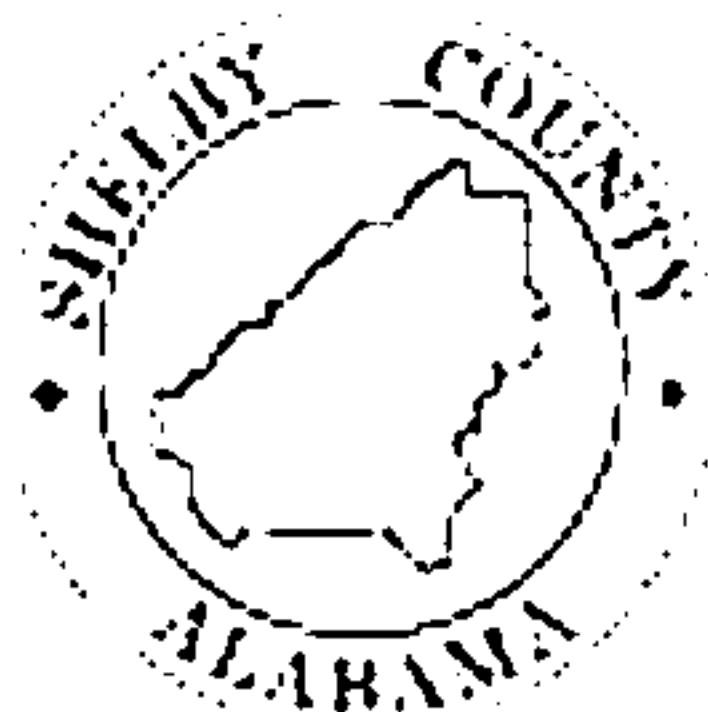
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: July 24, 2023

Sign  Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/26/2023 11:04:46 AM
\$29.00 BRITTANI
20230726000223060

Validation Form

 300749