

## WARRANTY DEED

STATE OF ALABAMA  
County of Shelby

Send Tax Notice To:  
Chevans King  
2058 CHANDALAR COURT  
PELHAM AL 35124

Know all men by these presents:

That in consideration of TWO HUNDRED FOUR THOUSAND NINE HUNDRED AND 00/100

(\$ 204,900.00 ) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Navroz Ali Ladhani, A MARRIED PERSON

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Chevans King

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Chandalar Townhomes, First Addition, as recorded in Map Book 24, Page 18, in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

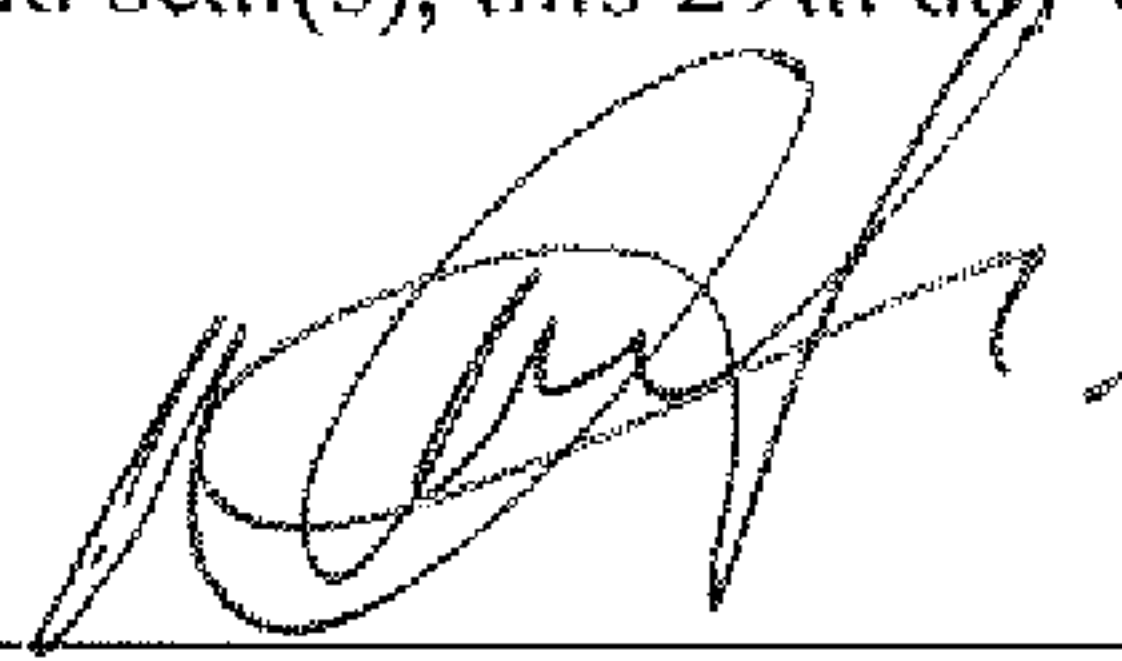
Subject to Mineral and Mining rights of record.

\$201,188.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

This is not the Homestead of the above Grantor nor his spouse

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 29th day of March, 2024

  
\_\_\_\_\_  
Navroz Ali Ladhani

STATE OF Alabama  
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Navroz Ali Ladhani whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of March, 2024

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES

Prepared by: Parker Law Firm, LLC  
Jeremy L. Parker  
1320 Alford Ave Ste 102  
Birmingham, AL 35226



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

Grantor's Name	Navroz Ali Ladhani	Grantee's Name	Chevans King
Mailing Address	2058 Chandalar Court Pelham, AL 35124		2058 CHANDALAR CT PELHAM AL 35124
Property Address	2058 Chandalar Court Pelham, AL 35124	Date of Sale	March 29, 2024
		Total Purchase Price	\$204,900.00
		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 to  
☒ 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: 03/29/2024

(verified by)

Print Navroz Ali Ladhani

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**  
**04/04/2024 01:56:06 PM**  
**\$32.00 JOANN**  
**20240404000095120**

*Allen S. Bayl*