

WARRANTY DEED

STATE OF Alabama  
  
COUNTY OF Shelby

Send Tax Notice to:  
1892 Chandalar Ct Trust  
3590 Pelham Parkway, B-116  
Pelham, AL 35124

This Indenture made this August 31, 2024 between Jennah Morris of the County of Shelby, State of Alabama, as party or parties of the first part, hereinunder called Grantor, and 1892 Chandalar Ct Trust, P Smith, Trustee as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

The property commonly known as 1892 Chandalar Ct, Pelham, AL 35124

Legal Description:

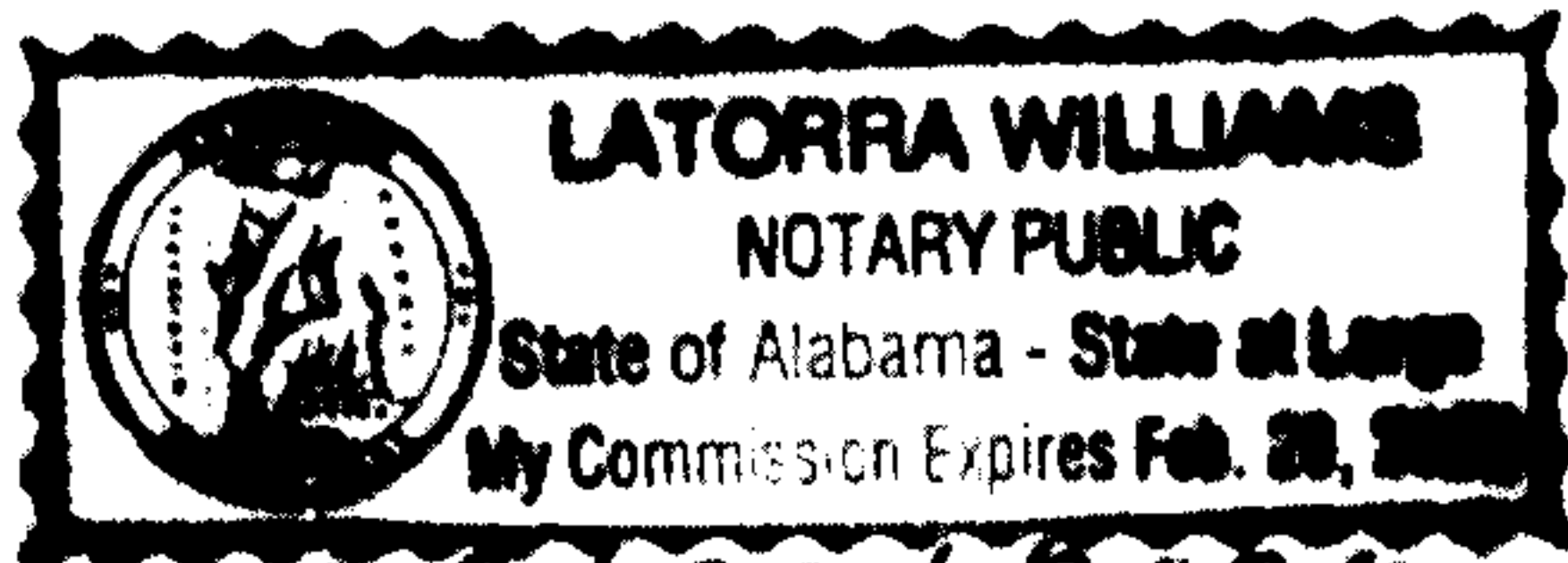
See Exhibit "B"

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first written above.

Signed, sealed and delivered in the presence of:



02/28/2028

Prepared by:  
Phillip A. Smith  
3590 Pelham Parkway, B-116  
Pelham, AL 35124

Jannah Morris Jannah Morris  
[Signature] Witness  
Latorra Williams Notary

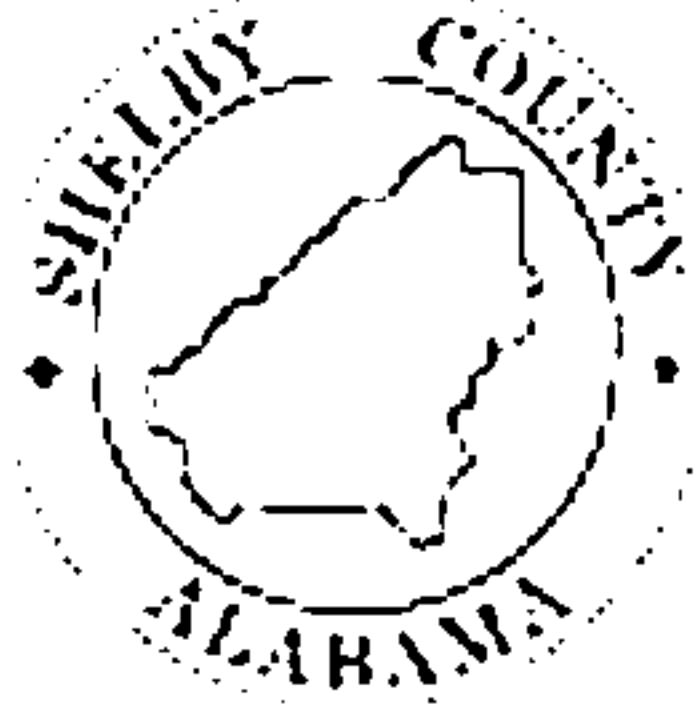
**Exhibit 'B'**  
for the  
1892 Chandalar Ct Trust

Legal Description:

Poor Quality

Unit "D", Building 9, Phase 2, of Chandalar South Townhomes, located in the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4 - 1/4 Section; thence in a Northerly direction along the East line of said 1/4 - 1/4 Section a distance of 883.73 feet; thence 90° left, in a Westerly direction, a distance of 194.64 feet to the Point of Beginning, said point being the Southeasterly fence corner of said Building 9; thence 85 degrees 51' right, in a Northwesterly direction, along the outside face of the Northeasterly fence wall and fence of said Unit "D", a distance of 67.64 feet to the outside face of the Northeasterly fence corner of said Building 9; thence 90 degrees left, along the outside face of the Northwesterly fence of said Building 9, in a Southwesterly direction, a distance of 16.7 feet to the Southeasterly corner of a utility building; thence 90 degrees right, in a Northwesterly direction, along the Northeasterly wall of said utility building, a distance of 4.3 feet to the Northeasterly corner of said utility building; thence 90 degrees left, in a Southwesterly direction along the Northwesterly wall of said utility building, a distance of 6.4 feet, to the Northwesterly corner of said utility building; thence 90 degrees left, in a Southeasterly direction, along the Southeasterly wall of said utility building, a distance of 4.3 feet to the outside face of said Northwesterly fence of said building 9; thence 90 degrees right, in a Southwesterly direction along the outside face of said Northwesterly fence, a distance of 1.05 feet to the intersection of the centerline of the fence common to Units "D" and thence 90 degrees left, in a Southeasterly direction along said centerline of said common fence, party wall common to Units "D" and "C", and said common fence, a distance of 67.64 feet to the outside face of said Southeasterly fence of said Building; thence 90 degrees left, in a Northeasterly direction, along outside face of said Southeasterly fence, a distance of 24.15 feet to the Point of Beginning.





**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/09/2024 08:36:11 AM**  
**\$196.50 BRITTANI**  
**20240909000278550**

*Allen S. Boyd*

### Real Estate Sales Validation Form

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

Grantor's Name      Jennah Morris      Grantee's Name      1892 Chandalar Ct Trust, P Smith, Trustee

Mailing Address      1892 Chandalar Ct      Mailing Address      3590 Pelham Parkway, #B-116  
                                  Pelham, AL 35124                                   Pelham, AL 35124

Property Address      1892 Chandalar Ct      Date of Sale      August 31, 2024  
                                  Pelham, AL 35124      Total Purchase      Price \$  
                                      or  
                                      Actual Value \$  
                                      or  
                                      Assessor's Market Value      \$ 168,400-

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 checked="" type="checkbox"/>	Other: Assessor's Market Value
<input 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: August 31, 2024

Print:      Jennah Morris

☐ Unattested \_\_\_\_\_  
                                  (verified by)

Sign: *Jennah Morris* \_\_\_\_\_  
                                  (Grantor)