

WARRANTY DEED

STATE OF Alabama
COUNTY OF Shelby

Send Tax Notice to:
Jennah Morris
604 Jent Rd,
Cordova, AL 35550

This Indenture made this March 03, 2025 between 1892 Chandalar Ct Trust, P. Smith, Trustee, of the County of Shelby, State of Alabama, as party or parties of the first part, hereinafter called Grantor, and Jennah Morris, 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:

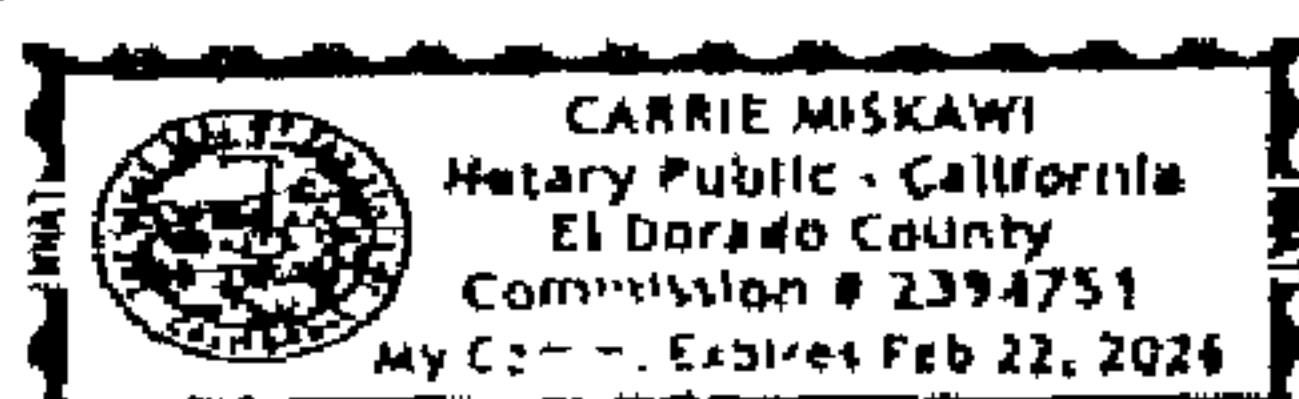
See Exhibit "B"

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:



[Signature]

Trustee

P. Smith Trustee
1892 Chandalar Ct
Trust

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

Witness

[Signature]

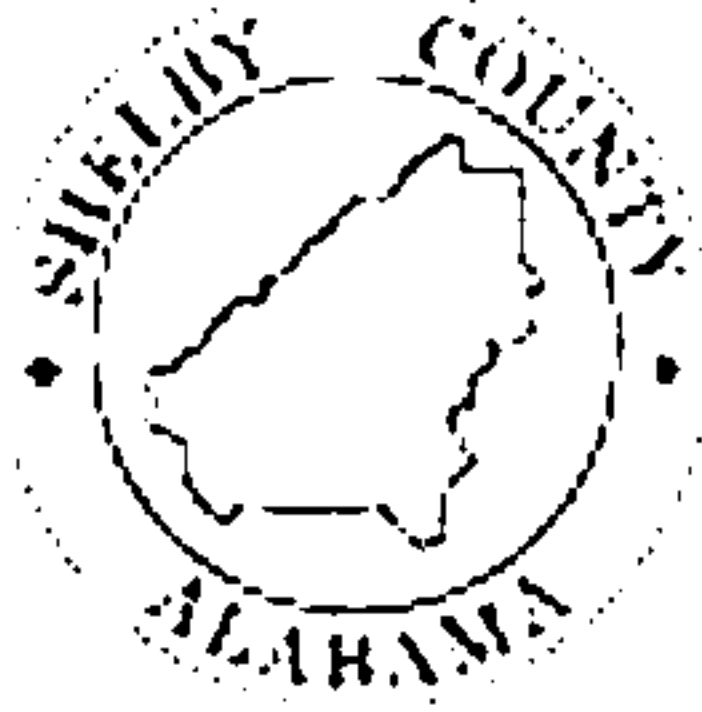
Notary

Poor Quality

Exhibit 'B'
for the
1892 Chandalar Ct Trust

Legal Description:

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 Southeast corner of said Building 9; thence 85 degrees 51' right, in a Northwesterly direction, along the outside face of the Northeast corner fence wall and fence of said Unit "D", a distance of 67.64 feet to the outside face of the Northeast corner fence of said Building 9; thence 90 degrees left, along the outside face of the Northwest corner fence of said Building 9, in a Southwesterly direction, a distance of 16.7 feet to the Southeast corner of a utility building; thence 90 degrees right, in a Northwesterly direction, along the Northeast wall of said utility building, a distance of 4.3 feet to the Northeast corner of said utility building; thence 90 degrees left, in a Southwesterly direction along the Northwest wall of said utility building, a distance of 6.4 feet, to the Northwest corner of said utility building; thence 90 degrees left, in a Southeasterly direction, along the Southeast wall of said utility building, a distance of 4.3 feet to the outside face of said Northwest corner fence of said Building 9; thence 90 degrees right, in a Southwesterly direction along the outside face of said Northwest corner fence, a distance of 1.05 feet to the intersection of the centerline of the fence common to Units "D" and "C" 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 Southeast corner fence of said Building 9; thence 90 degrees left, in a Northeasterly direction, along outside face of said Southeast corner 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
 03/28/2025 07:59:14 AM
 \$198.00 JOANN
 20250328000092690

Allen S. Bayl

Real Estate Sales Validation Form

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

P. Smith Trustee

Grantor's Name	1892 Chandalar Ct Trust 3590 Pelham Parkway, #B-116 Pelham, AL 35124	Grantee's Name	Jennah Morris 604 Jent Road Cordova, Al 35550
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Property Address	1892 Chandalar Ct Pelham, AL 35124	Date of Sale	March 11, 2025
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Total Purchase

Price \$

or

Actual Value \$

or

Assessor's Market Value \$ ~~169,000~~ 169,840.00

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: Assessor's Market Value

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.

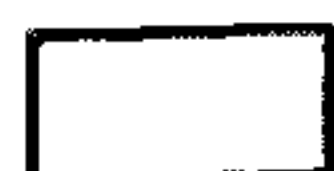
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: March 11, 2025

Print:

P. Smith Trustee
1892 Chandalar Ct Trust



Unattested

(verified by)

Sign:

[Signature]
(Grantor)