

Send tax notice to:
James David Chandler and Paula Adkins Chandler
115 Tyler Circle
Vincent, AL 35178
CHL-15710

Document prepared by:
This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Avalanche Investments, Inc., an Alabama Corporation, (hereinafter referred to as "Grantor"), whose address is 236 River Front Street, Shelby, AL 35143, for and in consideration of the sum of ONE HUNDRED EIGHTY THREE THOUSAND AND 00/100 (\$183,000.000), the receipt whereof is hereby acknowledged., does grant, bargain, sell and convey unto James David Chandler and Paula Adkins Chandler, a married couple as joint tenants with the right of survivorship, (hereinafter referred to as "Grantee"), in fee simple, together with every right of reversion, the following described real property situated in the County of Shelby, State of Alabama:

Lot 40, according to the Amended Map of Hanna Farms, as recorded in Map Book 26, Page 129, in the Probate Office of Shelby County, Alabama.

Together with a 2000 Palm Harbor, 28x58 Manufactured home, Serial Number PH1411529A and PH1411529B.

SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; Further subject to any state of facts an accurate survey would show.

Subject to third-party mortgage in the amount of \$55,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

Avalanche Investments, Inc. makes no warranty of covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said acquisition of Avalanche Investments, Inc., an Alabama Corporation by Charles Rich, as President who is authorized to execute this conveyance, has hereto set its signature and seal this 22nd day of July, 2025.

Avalanche Investments, Inc., an
Alabama Corporation

Charles Rich

By: Charles Rich, President

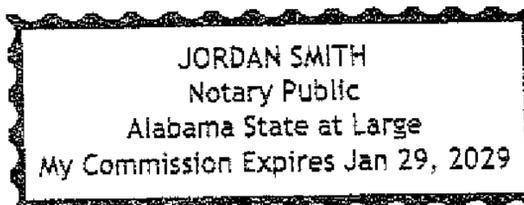
STATE OF ALABAMA
COUNTY OF SHELBY

I, Jordan Smith Notary Public in and for said County in said State, hereby certify that Charles Rich, President of Avalanche Investments, Inc. whose name as President of the Avalanche Investments, Inc., a Corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this 22nd day of July, 2025.

Jordan Smith

Notary Public



Real Estate Sales Validation Form

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

Grantor's Name	Avalanche Investments, Inc.	Grantee's Name	James David Chandler and Paula Adkins Chandler
Mailing Address	236 River Front Street Shelby, AL 35143	Mailing Address	115 Tyler Circle Vincent, AL 35178
Property Address	115 Tyler Circle Vincent, AL 35178	Date of Sale	07/22/2025
		Total Purchase Price	\$183,000.00
		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)

<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	07/22/2025	Print	Lexi Brewer
<input type="checkbox"/> Unattested	_____	Sign	_____
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/22/2025 12:31:46 PM
\$156.00 KELSEY
20250722000222040

Form RT-1

Alvin S. Bevil