

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Candace S. Brown  
155 Heather Ridge Dr  
Pelham, AL 35124

20150706000227600  
07/06/2015 03:56:05 PM  
DEEDS 1/3

### WARRANTY DEED

STATE OF ALABAMA

)

SHELBY COUNTY

)

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Two Hundred Twenty Thousand And No/100 Dollars (\$220,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Janet M. DeWilde, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Candace S. Brown and Timothy Brown (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

#### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

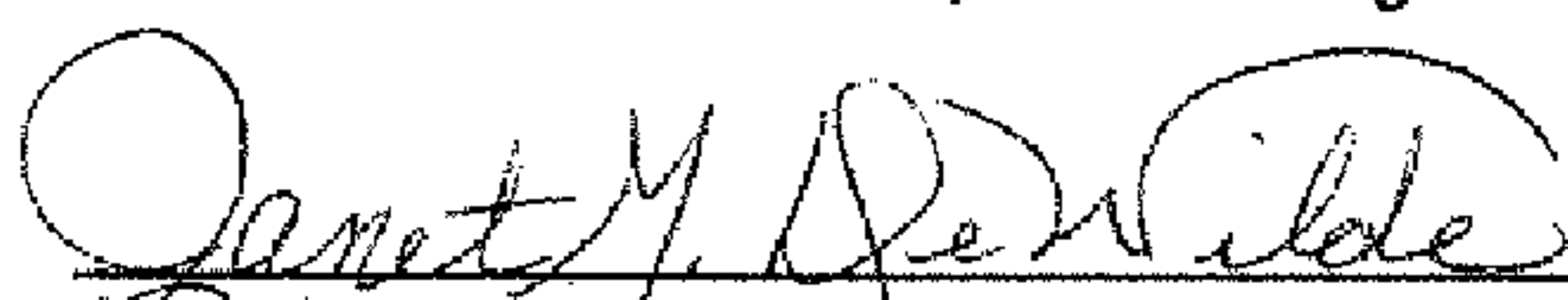
Two Hundred Sixteen Thousand Fifteen And No/100 Dollars (\$216,015.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

James E. DeWilde died on or about October 26, 2014.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event 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 does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

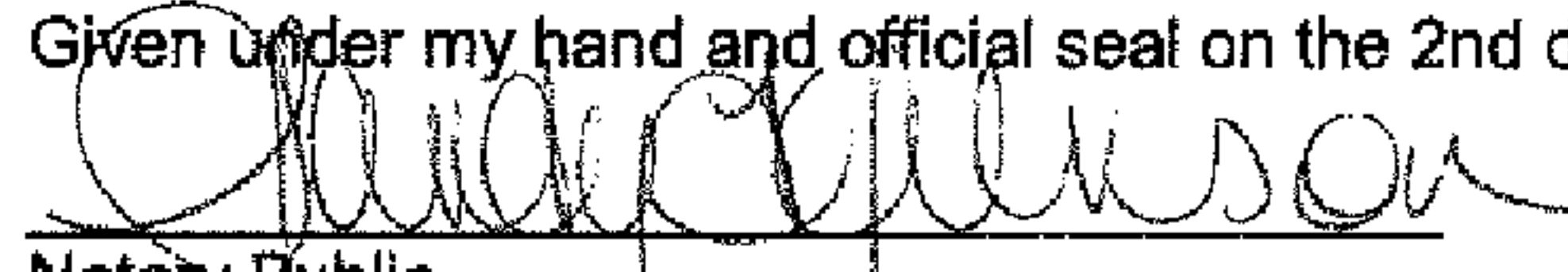
**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on July 2, 2015.

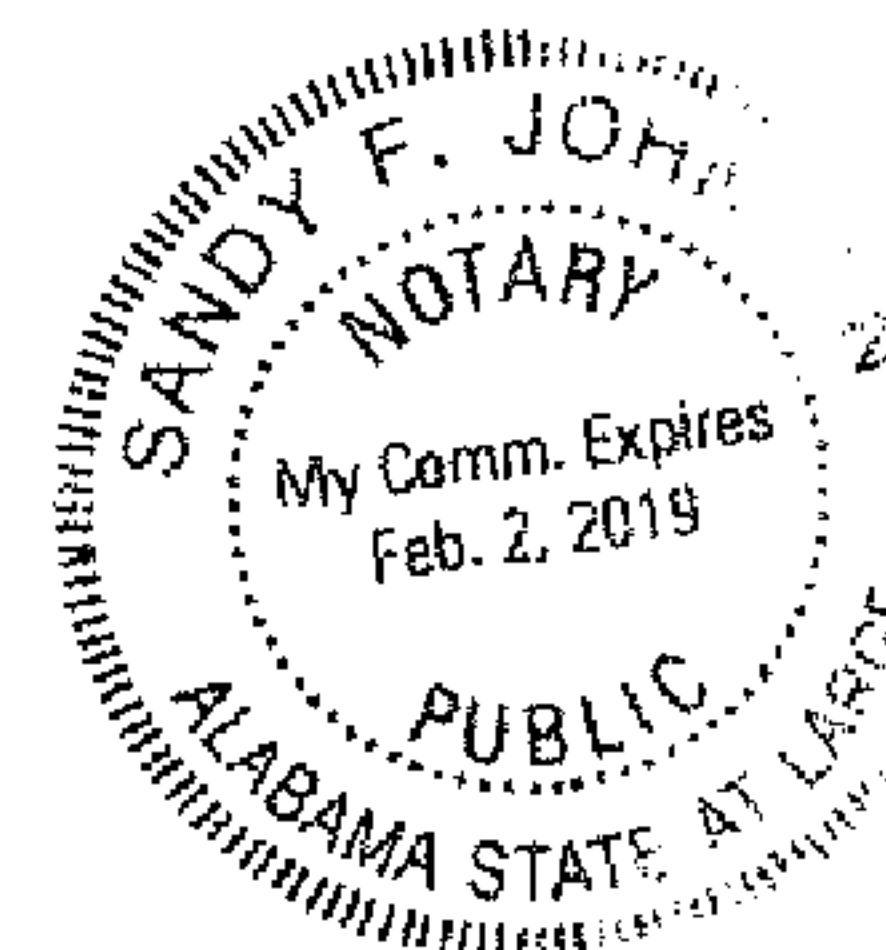
  
Janet M. DeWilde

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janet M. DeWilde, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 2nd day of July, 2015.

  
Notary Public  
My commission expires:



## **EXHIBIT "A"**

### **PARCEL I:**

Lot 3, according to the Map and Survey of Amended Map of Mobley Addition to Heather Ridge, recorded in Map Book 29, Page 66, in the Office of the Judge of Probate of Shelby County, Alabama.

### **PARCEL II:**

A parcel of land situated in the NW ¼ of Section 26, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the SE corner of Lot 56 of Heather Ridge, 1<sup>st</sup> Addition, Phase 2, as recorded in map Book 17, page 24, in the Judge of Probate Office of Shelby County, Alabama, said point being on the North right of way line of Heather Ridge Drive; thence run North along the East line of said Lot 56 for 200.00 feet to the NE corner of said Lot 56, said point also being the SW corner of Lot 15 of Heather Ridge, 2<sup>nd</sup> Addition, Phase 1, as recorded in map Book 20, page 22, in the Judge of Probate office of Shelby County, Alabama; thence turn 90° right and run Easterly along the South line of said Lot 15 and the South line of Lot 16 of said Heather Ridge, 2<sup>nd</sup> Addition, Phase 1 for 141.28 feet to a point on the Westerly line of a 60.00 feet wide Alabama Power Company easement; thence turn 121°05'09" right and run Southwesterly along said easement and along the Westerly line of Lot 3 of the Amended Map of Mobley Addition to Heather Ridge, as recorded on Map Book 29, page 66 in the Judge of Probate Office of Shelby County, Alabama for 187.60 feet to a point on the North ROW line of said Heather Ridge Drive, said point being on a curve to the left, said curve subtending a central angle of 69°08'59" and having a radius of 50.00 feet; thence turn 15°01'34" right to the chord of said curve and run Southwesterly along the arc of said curve and along said ROW line of 60.34 feet to the end of said curve; thence from the chord of said curve turn 43°53'17" right and West along said ROW line for 3.51 feet to the POB. Said Parcel contains 15,511 square feet or .356 acres more or less.

**20150706000227600 07/06/2015 03:56:05 PM DEEDS 2/3**

**20150706000227600 07/06/2015 03:56:05 PM DEEDS 3/3**

Grantor's Name Janet M. DeWilde

Grantee's Name Candace S. Brown

Mailing Address 155 Heather Ridge Dr  
Pelham, AL 35124

Mailing Address 208 Patton Chapel Way  
Birmingham, AL 35226

Property Address 155 Heather Ridge Dr  
Pelham, AL 35124

Date of Sale July 2, 2015

Total Purchase Price \$220,000.00

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 - Janet M. DeWilde, 155 Heather Ridge Dr, Pelham, AL 35124.

Grantee's name and mailing address - Candace S. Brown, 208 Patton Chapel Way, Birmingham, AL 35226.

Property address - 155 Heather Ridge Dr, Pelham, AL 35124

Date of Sale - July 2, 2015.

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.

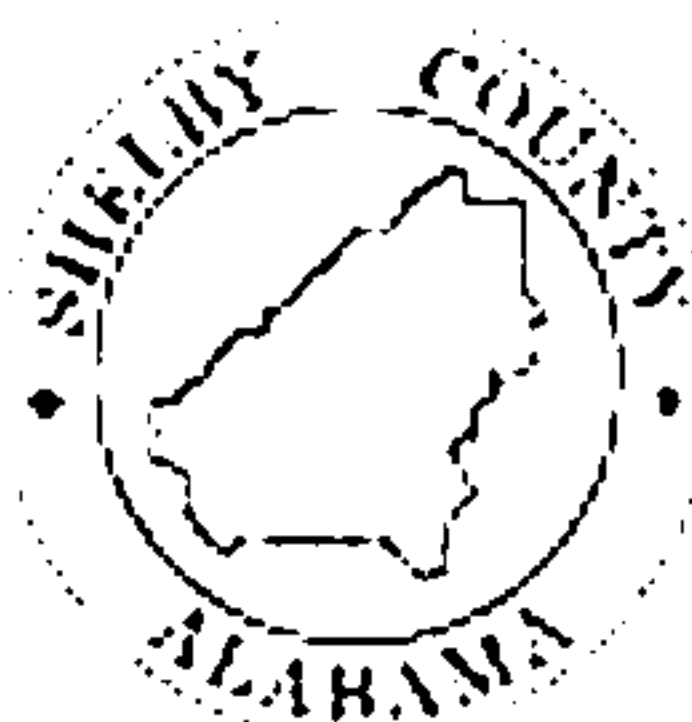
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding  
current use valuation, of the property as determined by the local official charged with the responsibility of valuing  
property for property tax purposes will be used and the taxpayer will 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 2, 2015

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/06/2015 03:56:05 PM  
\$24.00 CHERRY  
20150706000227600