

After Recording Send Tax Notice To:  
Edna Braman  
257 Garrett Road  
Vincent, Al 35178

20180307000073620  
03/07/2018 08:56:04 AM  
DEEDS 1/4

## **WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, Edna Braman as Trustee of the Braman Revocable Living Trust dated November 25, 2008 (herein referred to as Grantor), who certify that the property conveyed hereby constitutes the homestead of Edna Braman, grant, bargain, sell and convey unto Edna Braman, individually, an unmarried woman, (herein referred to as Grantee), as tenants in common, the real estate described below situated in Shelby County, Alabama, to wit:

***See Attached Exhibit A for legal description which is hereby incorporated by reference as though fully set out herein.***

**THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.**

To have and to hold to the said grantee, as tenants in common, their heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND we, do for ourselves, covenant with the said Grantee, their heirs and assigns, that we am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this February 27, 2018.

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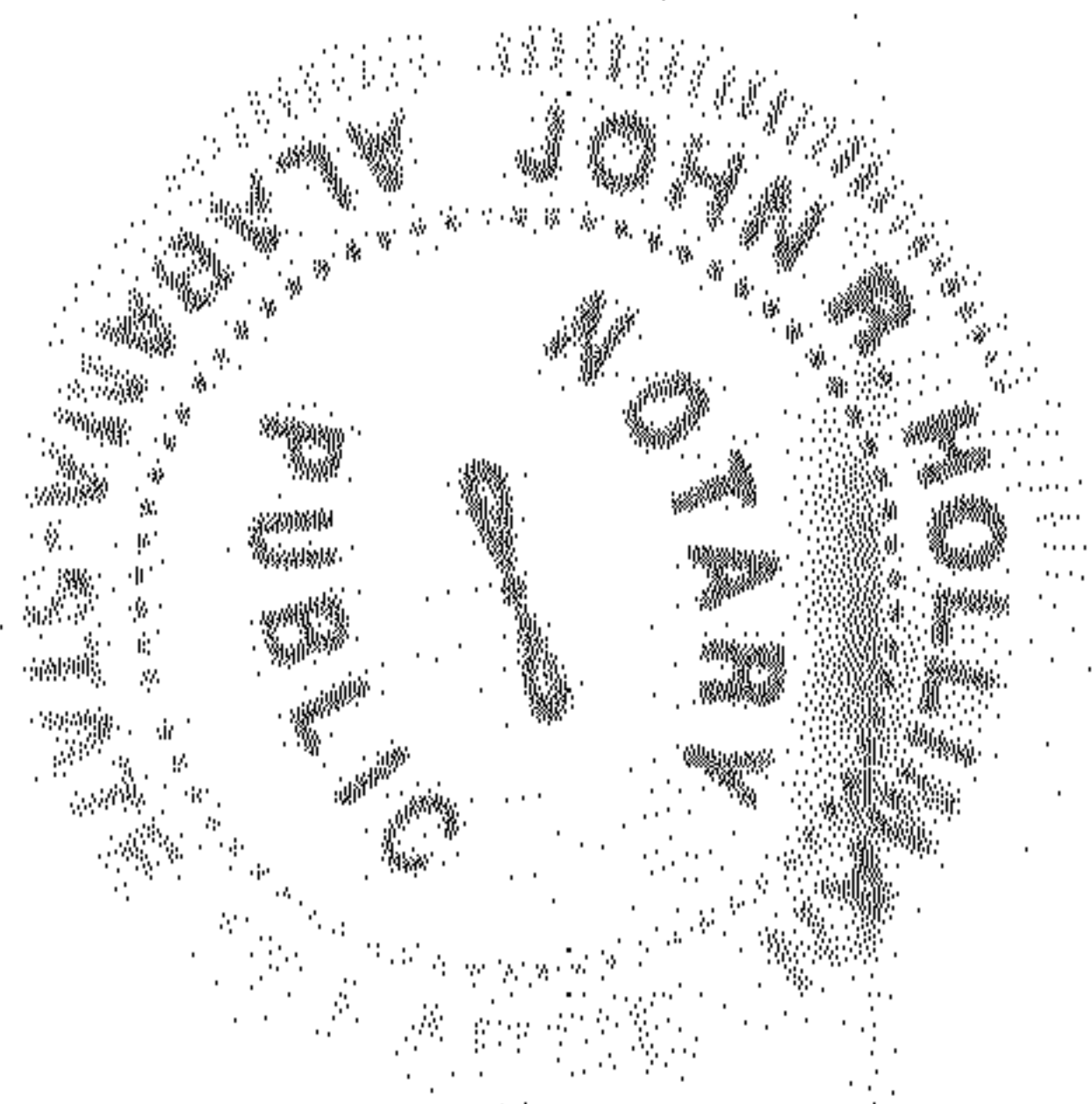
Edna Braman  
Edna Braman

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned, Notary Public in and for said County, in said State, hereby certify that Edna Braman as Trustee of the Braman Revocable Living Trust in her capacity as such Trustee and with full authority whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office  
this February 27, 2018.



A handwritten signature in black ink, appearing to read "John R. Holliman", written over a horizontal line.

John R. Holliman NOTARY PUBLIC  
My Commission Expires: 8/29/2018

**This Document Prepared By:**  
John Holliman  
2491 Pelham Parkway  
Pelham, AL 35124  
205-663-0281

Exhibit A

Part of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 34, T 18S, R 2 E, more particularly, Commence at the NE corner of said  $\frac{1}{4}$ -  $\frac{1}{4}$  section and run West along the North line of said  $\frac{1}{4}$  - $\frac{1}{4}$  section a distance of 442 feet to a point, thence run South, parallel to the West line of said  $\frac{1}{4}$ -  $\frac{1}{4}$  section a distance of 690 feet to a point, thence run East, parallel to the North line of said  $\frac{1}{4}$ -  $\frac{1}{4}$  section a distance of 442 feet to a point on the West line of said  $\frac{1}{4}$ -  $\frac{1}{4}$  section: thence run North along the West line of said  $\frac{1}{4}$ -  $\frac{1}{4}$  section a distance of 690 feet to the point of beginning, as recorded in the Office of Judge of Probate, Shelby Co, AL Book 340, Page 762.

Real Estate Sales Validation Form

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

Grantor's Name Edna Braman, Trustee of the Braman Revocable Living Trust, dtd 11/25/2006
Mailing Address 257 Garrett Road
Vincent, AL 35178

Grantee's Name Edna Braman
Mailing Address 257 Garrett Road
Vincent, AL 35178

Property Address 257 Garrett Road
Vincent, AL 35178

Date of Sale 3/27/2018
Total Purchase Price \$

or
Actual Value \$

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Assessor's Market Value \$ 142,200

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 Tax Appraised 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 3/27/2018

Print John R. Holliman

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/07/2018 08:56:04 AM
\$166.50 CHERRY
20180307000073620

Handwritten signature