



20180627000228280 1/3 \$34.00
Shelby Cnty Judge of Probate, AL
06/27/2018 08:18:03 AM FILED/CERT

This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080

Send Tax Notice to:
Cindy E. Brogden
304 Stoney Trail
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIFTY THOUSAND THREE HUNDRED (\$50,300.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Barbara Guice Strange**, an unmarried woman (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Cindy E. Brogden**, a married woman (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Parcel I

A part of the Northeast Quarter of Southwest Quarter of Section 32, Township 20 South, Range 2 West, more particularly described as follows:

Commence at the Southeast corner of said Quarter-Quarter Section and run Westerly along the South line of said Quarter-Quarter Section a distance of 200 feet; thence turn an angle to the right of 88°13' and run 296.50 feet, thence turn an angle to the left of 61°21' and run Northwesterly a distance of 22.8 feet to the point of beginning of tract of land herein described, thence continue along the last mentioned course 600.23 feet to the intersection of the Northeast-Southwest diagonal line of said Quarter-Quarter Section; thence 72°30'30" left along said diagonal line 209.68 feet, thence 107°29'30" left Southwesterly 772.58 feet, thence 118°39' left 227.9 feet to the point of beginning.

Parcel II

Commence at the Northeast corner of the Southeast quarter of Southwest quarter of Section 32, Township 20 South, Range 2 West, Shelby County, Alabama, thence southerly along the east line of said Quarter-Quarter section 630 feet, thence 91°47' right in a Westerly direction 442.93 feet to a point that is 30 feet east of the center line of a public road, thence right along a line meandering 30 feet east of an parallel to said centerline of said road until it intersects with north line of said Quarter-Quarter section, thence turn right on the North line of said Quarter-Quarter Section an run easterly for a distance of two hundred feet to the point of beginning.

Parcel III

Commence at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of Section 32, Township 20 South, Range 2 West Shelby County, Alabama, thence southerly along the East line of said Quarter-Quarter Section a distance of 630 feet to the point of beginning of the tract of land herein described thence 91 degrees 47' right, westerly a distance of 442.93 feet to a point that is 30' east to the centerline of a public road thence 76 deg. 49' 15" left along a line that

is 30' east of and parallel to said centerline 205.31 feet, thence 103 deg. 10' 45" left leaving said road a distance of 495.96 feet to the east line of said Quarter-Quarter line, thence 91 deg. 47' left along said Quarter-Quarter line 200 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

Barbara Guice Strange is one and the same person as **Barbara G. Strange**.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 25 day of June, 2018.

Barbara Guice Strange by James Blake Smith, her POA
Barbara Guice Strange by James Blake Smith, her POA

STATE OF ALABAMA
SHELBY COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Barbara Guice Strange by James Blake Smith, her POA**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25 day of June, 2018.

[Signature]
Notary Public

My Commission Expires: 1/18/21

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 18, 2021

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Real Estate Sales Validation Form

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

Grantor's Name Barbara Guice Strange
Mailing Address 3021 Firefighter Lane
Homewood, AL 35209

Grantee's Name Cindy E. Brogden
Mailing Address 304 Stoney Trail
Alabaster, AL 35007

Property Address Oakmont Dr.
Alabaster, AL 35007

Date of Sale 06/25/2018
Total Purchase Price \$50,300.00
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
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 06/25/2018

Print Justin Smitherman

Unattested

Sign _____

ified by)

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(Grantor/Grantee/Owner/Agent) circle one