

This instrument was prepared by:  
**Mike T. Atchison**  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
**Kent Hollis Brechin**  
55 Brechin Lane  
Columbiana, AL 35051

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **the Division of property under the Estate of DOROTHY B. BRECHIN, deceased**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JOHN BRYCE BRECHIN, JR., as Personal Representative of the Estate of DOROTHY B. BRECHIN, deceased, Probate Case #PR-2016-000352** grant, bargain, sell and convey unto **KENT HOLLIS BRECHIN**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

Lot 2, according to the Map of BRECHIN FAMILY SUBDIVISION, as recorded in Map Book 39, Page 116, in the Probate Office of Shelby County, Alabama.  
Situated in Shelby County, Alabama.

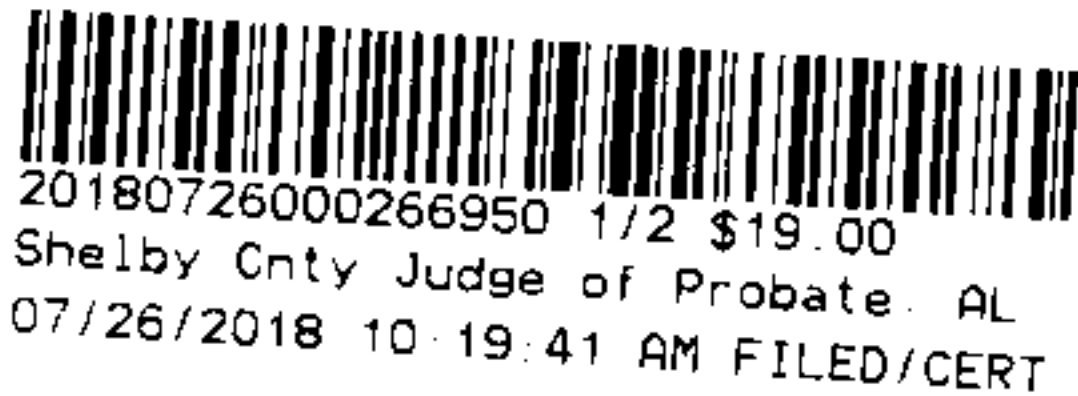
Subject to taxes for 2018 and subsequent years, restrictions, easements and rights of way of record.

This property constitutes no part of the household of the grantor, or of his spouse.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

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

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 19 day of July, 2018.



Estate of DOROTHY B. BRECHIN, deceased,  
Probate Case #PR-2016-000352, in the Probate  
Office of Shelby County, Alabama

*John Bryce Brechin, Jr.*  
By: John Bryce Brechin, Jr., its Personal Representative

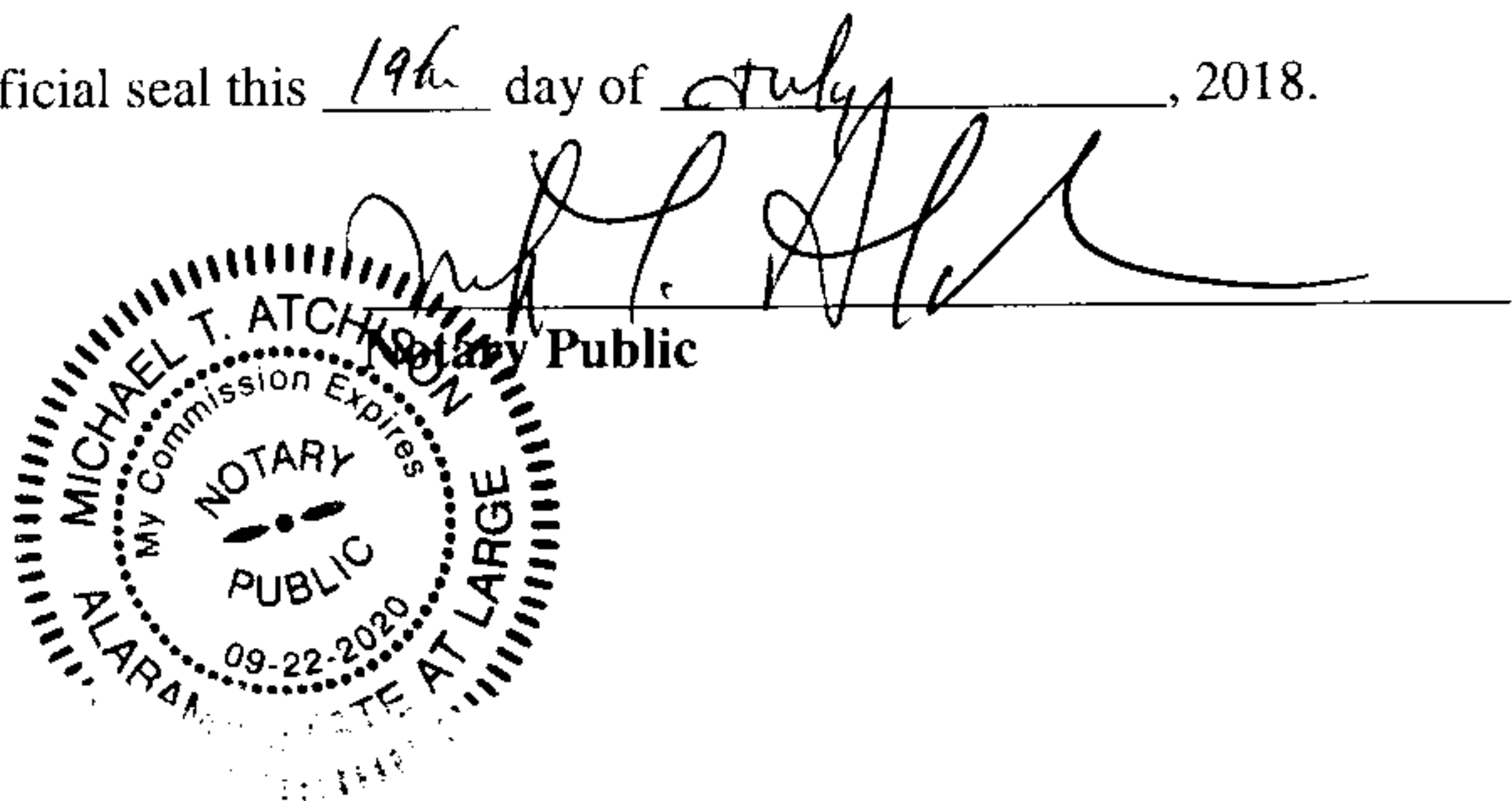
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Bryce Brechin, Jr., whose name as Personal Representative of the Estate of Dorothy B. Brechin, deceased, Probate Case #PR-2016-000352, 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 Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of July, 2018.

My Commission Expires:

9-22-20



**Real Estate Sales Validation Form**

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

Grantor's Name	<u>Est of Dorothy Brechin</u>	Grantee's Name	<u>Kent Hollis Brechin</u>
Mailing Address	<u>55 Brechin Lane</u> <u>Columbiana AL 35057</u>	Mailing Address	<u>55 Brechin Lane</u> <u>Columbiana AL 35057</u>
Property Address	<u>55 Brechin Lane</u> <u>Columbiana, AL 35057</u>	Date of Sale	<u>7-19-18</u>
		Total Purchase Price \$	_____
		Or	
		Actual Value \$	_____
		Or	
		Assessors Market Value \$	<u>111,600.00</u>

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 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 7-19-18

Print M. Hollis Brechin

Unattested \_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

20180726000266950 2/2 \$19.00  
 Shelby Cnty Judge of Probate, AL  
 07/26/2018 10:19:41 AM FILED/CERT