

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Closings, LLC
2188 Parkway Lake Drive, Ste 101
Hoover, AL 35244

SEND TAX NOTICE TO:
Robert Phillip Brooker
41 Highway 109
Wilsonville, AL 35186

WARRANTY DEED
Joint Tenants with Rights of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty-Six Thousand and 00/100 Dollars (\$186,000.00)** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

Century Revitalization Group, LLC

(herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

Robert Phillip Brooker and Markela Brooker

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Mineral and mining rights excepted. Subject to current taxes, easements, conditions, covenants, and restrictions of record.


\$192,138.00 of the consideration was paid from mortgage loan. 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.

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 Grantees as joint tenants, with right of survivorship their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And Grantor does for itself and for its successors and assigns covenant with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Sole Member who is authorized to execute this conveyance, hereto set his signature and seal this the 31st day of August, 2018.

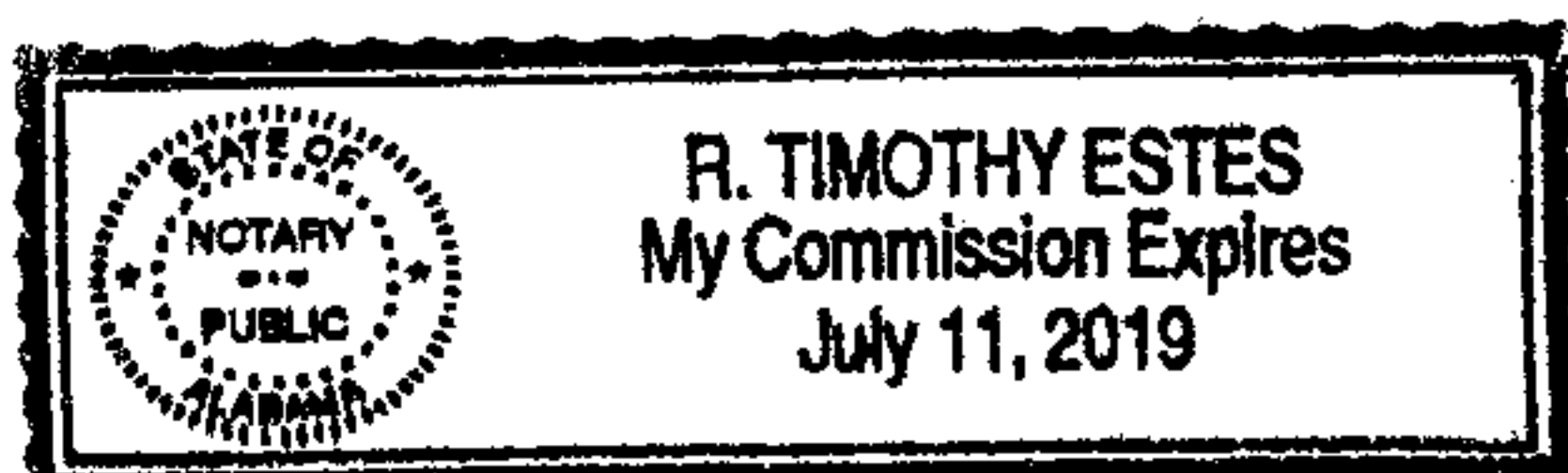
Century Revitalization Group, LLC

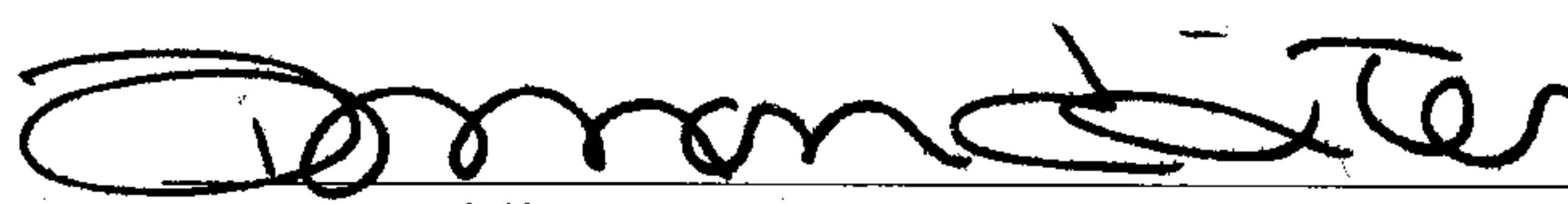

By: Jonathan Benoit
Its: Sole Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Jonathan Benoit, whose name as the sole member of Century Revitalization Group, LLC, an Alabama Limited Liability Company, 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, as such Sole Member and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, the 31st day of August, 2018.




Notary Public -
My Commission Expires: 07/11/19

18 01/00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commence at the Southeast corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 28, Township 20 South, Range 1 East and run West along the South boundary line of said quarter-quarter section a distance of 120 feet to a point; thence turn an angle of 90 degrees to the right and run a distance of 210.0 feet to the Southwest corner of property presently owned by grantees, which is the point of beginning of the parcel herein described; thence continue North along the same course and along the West line of said parcel presently owned by the grantees a distance of 210 feet to the Northwest corner of said parcel presently owned by the grantees; thence turn an angle of 90 degrees, 00 minutes to the left and run 76 feet, more or less, to the East line of the Cecil McBride property; thence turn an angle of 90 degrees 00 minutes to the left and run South along the East line of said Cecil McBride property a distance of 210 feet to the Northwest corner of a parcel conveyed simultaneously herewith to James A. Weatherspoon and wife, Peggy Weatherspoon; thence turn an angle of 90 degrees 00 minutes to the left and run East along the North line of said Weatherspoon property a distance of 76 feet, more or less, to the point of beginning.

PARCEL II:

Commence at the SE corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 28, Township 20 South, Range 1 East and run West along the South boundary line of said quarter-quarter section a distance of 120 feet to a point; thence turn an angle of 90 degrees to the right and run a distance of 210.0 feet to the point of beginning; thence turn an angle of 90 degrees to the right and run a distance of 238.66 feet to a point on the West 40 foot right of way line of County Highway No. 109; thence turn an angle of 85 degrees 11 minutes to the left and run along said West 40 foot right of way line a distance of 149.5 feet to a point; thence continue along said West 40 foot right of way line along a curve to the left and having a radius of 2824.79 feet a distance of 61.01 feet to a point; thence run West and parallel to the South boundary line of said lot a distance of 254.57 feet to a point; thence turn an angle of 90 degrees to the left and run a distance of 210 feet to the point of beginning.

Said parcel of land is lying in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 28, Township 20 South, Range 1 East.

All being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Century Revitalization Group, LLC

Grantee's Name Robert Phillip Brooker and Markela Brooker

Mailing Address 237 Oxmoor Circle, Ste 106 Birmingham, AL 35209

Mailing Address 41 Hwy County Road 109 Wilsonville, AL 35186

Property Address 41 Hwy County Road 109 Wilsonville, AL 35186

Date of Sale August 31, 2018

Total Purchase Price \$186,000.00

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
 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 August 31, 2018

Unattested
(verified by) _____

Print Century Revitalization Group, LLC.
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/06/2018 03:11:00 PM
\$22.00 CHERRY
20180906000320710

Allie S. Beyle