

Send Tax Notices to: Ricky and Regina Brown, PO Box 683, Columbiana, AL 35051

STATE OF ALABAMA

COUNTY OF SHELBY

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Dollars to the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, We, **RICKEY BROWN, a single man JOYCE BROWN, a married woman,** hereinafter referred to as Grantors, hereby, remise, release, quitclaim, sell and convey to **RICKEY BROWN and REGINA BROWN, as joint tenants with rights of survivorship,** herein referred to as the Grantees, the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the southwest corner of SW ¼ of SW ¼ of Section 36, Township 21, Range 1 West thence north 2 deg. 30 min. west 457.4 feet; thence south 84 deg. 15 min. west 665 feet, more or less, to the right-of-way of the Egg and Butter road; thence north 13 deg. 15 min. west 136 feet along the right-of way of the Egg and Butter road to point of beginning; thence continue along the right-of-way of said Egg and Butter road a distance of 70 feet more or less to the southwest corner of William Buie lot; thence east and parallel with the north line of said 40 acres 665 feet, more or less to the east line of SE ¼ of SE ½ of Section 35, Township 21 South, Range 1 West; thence south along the said section line 70 feet to a lot heretofore conveyed to the grantees herein; thence west and parallel with the north line of said SE ¼ of SE ¼ of said Section 35 a distance of 665 feet, more or less, to the point of beginning; situated in SE ¼ of SE ¼ of Section 35, Township 21 South, Range 1 West.

Scrivener did not do title search.


Property is not the homestead of either Grantor

Ricky Brown and Joyce Brown were married, they divorced on December 5th, 1989 in DR-89-380 in the Circuit Court of Shelby County. This property was never divided after the divorce and was suppose to be owned by Rickey Brown outright. This deed is for the purpose of transferring the property to Rickey Brown and Regina Brown, who is the daughter of Rickey Brown and Joyce Brown

Source of Title: Deed dated December 19, 1970 and recorded in the Probate Office of Shelby County on December 31, 1970.

To have and to hold unto the Grantees their heirs and assigns forever.

Shelby County, AL 06/11/2020
State of Alabama
Deed Tax:\$7.50


20200611000237660 1/3 \$35.50
Shelby Cnty Judge of Probate, AL
06/11/2020 09:45:29 AM FILED/CERT

IN WITNESS WHEREOF, I have set my hand and seal on the 27th day of May, 2020.

Rickey Brown
RICKEY BROWN-GRANTOR

Joyce Brown
JOYCE BROWN-GRANTOR

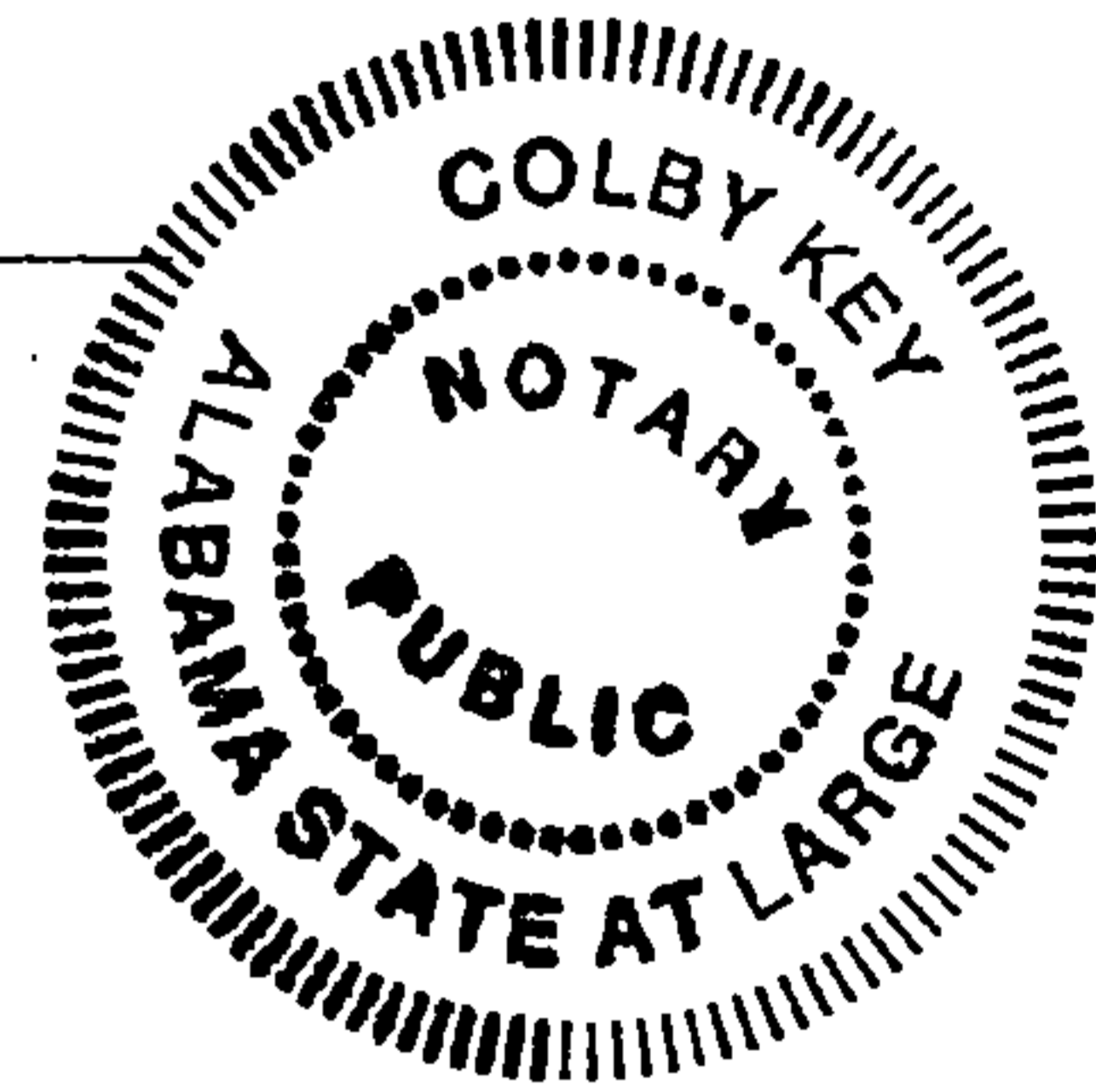
STATE OF ALABAMA

COUNTY OF Shelby

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **RICKEY BROWN** as Grantor, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State aforesaid, this 27th day of May, 2020.

Colby Key
NOTARY PUBLIC



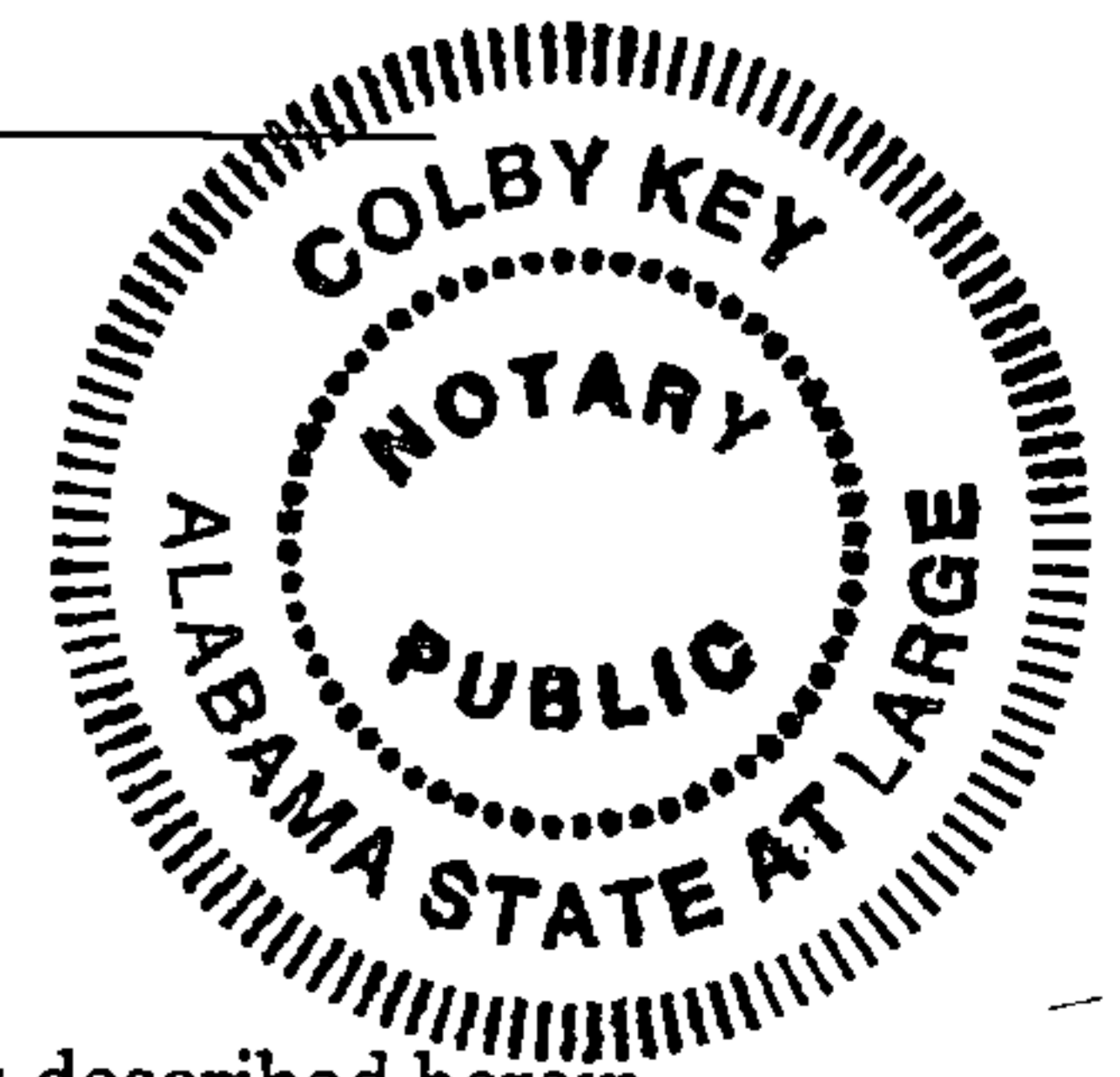
STATE OF ALABAMA

COUNTY OF Shelby


I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **JOYCE BROWN** as Grantor, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State aforesaid, this 27th day of May, 2020.

Colby Key
NOTARY PUBLIC



This instrument prepared by:
J. MATTHEW WILLIAMS
ANDERSON, WILLIAMS & FARROW, LLC
7515 HALCYON POINT DRIVE
MONTGOMERY, AL 36117
334-272-9880


20200611000237660 2/3 \$35.50
Shelby Cnty Judge of Probate, AL
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The preparation of this document does not constitute an examination of title as to the property described herein. The above attorneys have made no such title examination unless reflected by separate documents signed by such attorneys.

Real Estate Sales Validation Form

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

Grantor's Name Joyce Brown

Mailing Address Montevallo, AL 35115

Grantee's Name Regina and Rickey Brown Sr

Mailing Address P.O. Box 824
Columbiana, AL 35051

Property Address 330 Reond
Montevallo, AL 35115

Date of Sale 5/27/20

Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 14,800 1/2 = 7400

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 6/11/20

Print Regina Brown

Unattested

Sign Regina Brown

(Grantor/Grantee/Owner/Agent) circle one



20200611000237660 3/3 \$35.50
Shelby Cnty Judge of Probate, AL
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