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20200831000381320
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DEEDS 1/4

Order Number:
67469471

67469471-5743127

WARRANTY DEED

STATE OF Alabama)
COUNTY OF Shelby)

Send Future Tax Notices to:
1210 Brantley Hill Road
Pelham, AL 35124

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **BRANDY LEWIS BRANTLEY f/k/a BRANDY LEWIS**, a married woman, joined by her spouse NATHANIEL JOSHUA BRANTLEY, whose address is 1210 Brantley Hill Road, Pelham, AL 35124, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **BRANDY LEWIS BRANTLEY**, a married woman, whose address is 1210 Brantley Hill Road, Pelham, AL 35124, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

A PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 3 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (SHELBY COUNTY, ALABAMA):

COMMENCE AT THE NE CORNER OF LOT 7, BLOCK 2 OF BROOKFIELD, SECOND SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 16, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. THENCE S 00°02'03"E. A DISTANCE OF 166.63' TO THE POINT OF BEGINNING; THENCE N57°53'46"E, A DISTANCE OF 100.31'; THENCE S80°23'13"E, A DISTANCE OF 95.45'; THENCE N87°26'57"E, A DISTANCE OF 28.15'; THENCE N58°04'16"E, A DISTANCE OF 18.28'; THENCE N28°00'08"E, A DISTANCE OF 86.51'; THENCE S72°00'55"E, A DISTANCE OF 17.94'; THENCE S28°03'44"W, A DISTANCE OF 17.90'. THENCE S26°05'59"W, A DISTANCE OF 91.06'; THENCE S19° 45'09"E, A DISTANCE OF 34.84'; THENCE S68° 35'09"W, A DISTANCE OF 30.00'; THENCE S06°53'35"W A DISTANCE OF 57.60'; THENCE S17°02'48"W, A DISTANCE OF 47.00'; THENCE S51°59'34"W, A DISTANCE OF 36.71'; THENCE S01°29'13"E, A DISTANCE OF 36.69'; THENCE S88°10'21"W A DISTANCE OF 174.00'; THENCE N01°52'40"W, A DISTANCE OF 189.00'; THENCE N88°57'06"E. A DISTANCE OF 13.01' TO THE POINT OF BEGINNING

Prior Deed Reference: Instrument No. 20141124000370280.

Parcel ID Number: 13-1-11-4-004-041-000

Commonly Known As: 1210 Brantley Hill Road, Pelham, AL 35124

Fair Market Value: \$104,510.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Attached to and becoming a part of Deed between BRANDY LEWIS BRANTLEY f/k/a BRANDY LEWIS, a married woman, joined by her spouse NATHANIEL JOSHUA BRANTLEY, as Grantor, and BRANDY LEWIS BRANTLEY, a married woman, as Grantee.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 21st day of May, 2020.

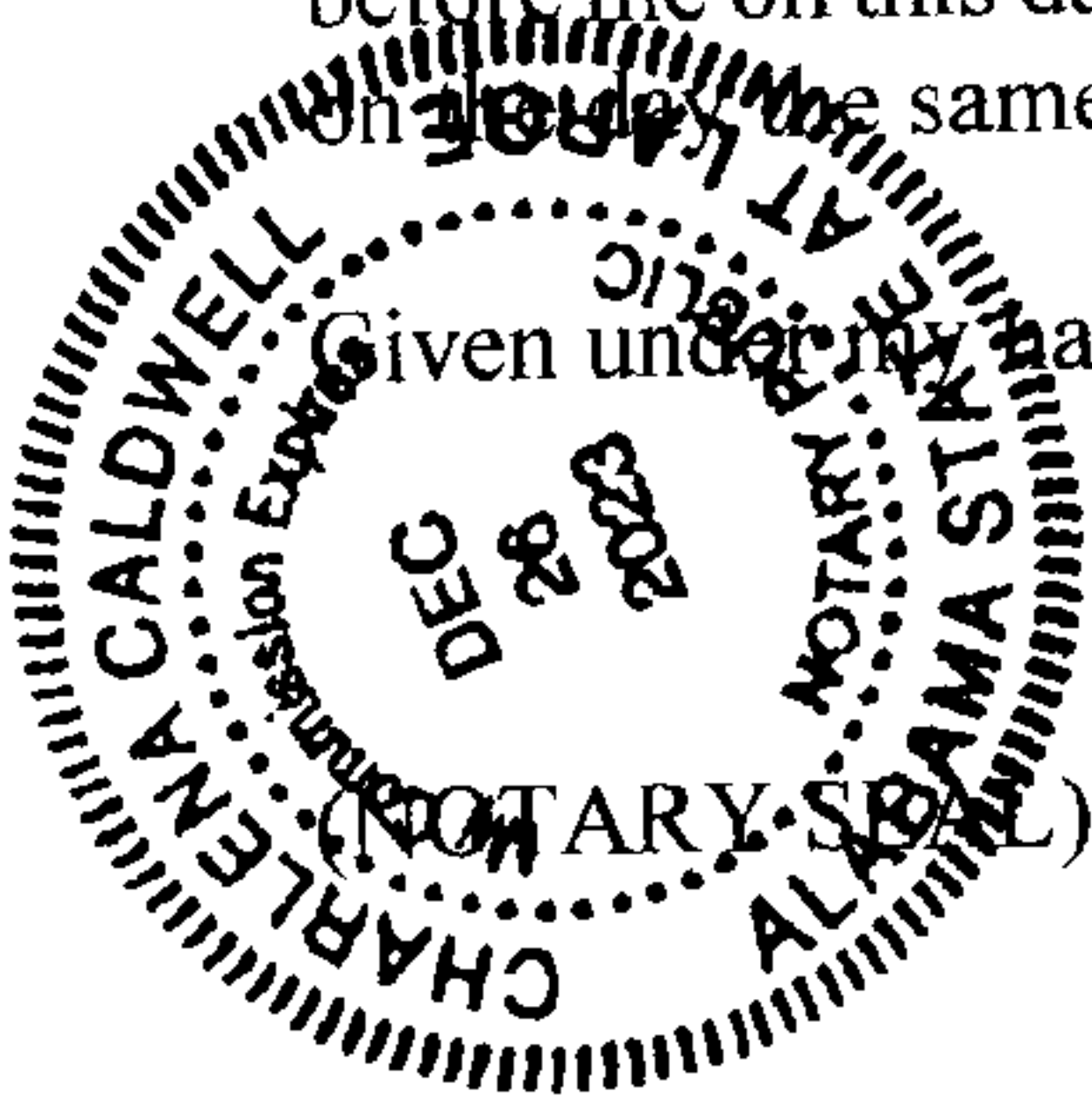
GRANTOR:

Brandy Lewis Brantley f/k/a Brandy Lewis
BRANDY LEWIS BRANTLEY
f/k/a BRANDY LEWIS

Nathaniel Joshua Brantley
NATHANIEL JOSHUA BRANTLEY

STATE OF Alabama)
COUNTY OF Shelby)

I, Charlena Caldwell, a Notary Public for the State of Alabama, do hereby certify that **BRANDY LEWIS BRANTLEY f/k/a BRANDY LEWIS and NATHANIEL JOSHUA BRANTLEY**, whose name 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 said conveyance, executed the same voluntarily on 20th day of May, 2020.



Given under my hand and this the 21st day of May, 2020.

Charlena Caldwell
Notary Public
My commission expires: _____

This instrument prepared by:
Gregory M. Varner, Esq.
Attorney at Law
215 Narrows Parkway, Suite F
Birmingham, AL 35242
256-354-5464

Charlena Caldwell
My Commission Expires
12/26/2023

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Brandy Lewis Brantley f/k/a Brandy Lewins
 Mailing Address 1210 Brantley Hill Road
Pelham, AL 353124

Grantee's Name Brandy Lewis Brantley
 Mailing Address 1210 Brantley Hill Road
Pelham, AL 353124

Property Address 1210 Brantley Hill Road
Pelham, AL 353124

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 104,510.00

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 5-21-20

Print

Brandy Lewis Brantley

Sign

Brandy Lewis Brantley
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Attested Judge of Probate, Shelby County Alabama, County
 Clerk (verified by)
 Shelby County, AL
 08/31/2020 08:58:58 AM
 \$84.50 JESSICA
 20200831000381320

Allen S. Boyd

Form RT-1