20211018000504430 10/18/2021 10:01:23 AM DEEDS 1/3

This instrument prepared by:

Michael Galloway 300 Office Park Drive, Suite 310 Birmingham, AL 35223 SEND TAX NOTICE TO: Michael A. Brown and Carlie L. Brown 731 Haycort Lane Hoover, AL 35244

## **WARRANTY DEED**

STATE OF ALABAMA	)	
	)	
SHELBY COUNTY	)	

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred Sixty-One Thousand Two Hundred And No/100 Dollars (\$461,200.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Luther D. Allen and Alexandria Allen, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Michael A. Brown and Carlie L. Brown (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 39, according to the Survey of the Highlands 2nd Sector, as recorded in Map Book 18, Page 48, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$438,140.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

FILE NO.: CT-21-01867

## 20211018000504430 10/18/2021 10:01:23 AM DEEDS 2/3

IN WITNESS WHEREOF, the undersigned have nereunto set our hands and seals on October 15, 2021.

Luther D. Allen

Alexandria Allen

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Luther D. Allen and Alexandria Allen 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 15th day of October, 2014.

Notary Public

My commission expires:

My Commission Expires: July 24, 2023

FILE NO.: CT-21-01867

## 20211018000504430 10/18/2021 10:01:23 AM DEEDS 3/3

## Real Estate Sales Validation Form

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

Grantor's Name	Luther D. Allen and Alexandria Allen	Grantee's Name	Michael	Michael A. Brown and Carlie L. Brown		
Mailing Address	1164 Highland Village Trail Birmingham, AL 35242	Mailing Address	-	731 Haycort Lane Hoover, AL 35244		
Property Address	Hoover, AL 35244	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value		October 15, 2021 \$461,200.00		
				\$		
				\$		
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		Appraisal				
Sales Contra	ct	Other:				
X Closing State	ment					
If the conveyance the filing of this for	document presented for recordation of most required.	contains all of the	required	information referenced above,		
	Instru	uctions				
Grantor's name a	nd mailing address - Luther D. Allen an	d Alexandria Allen,	731 Ha	ycort Lane, Hoover, AL 35244.		
Grantee's name a 35007.	nd mailing address - Michael A. Brown	and Carlie L. Brow	vn, 901 F	falling Star Lane, Alabaster, AL		
Property address	- 731 Haycort Lane, Hoover, AL 35244	•				
Date of Sale - Oct	ober 15, 2021.					
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.						
current use valua	vided and the value must be determined by tion, of the property as determined by arty tax purposes with be used and the a).	the local official ch	narged w	rith the responsibility of valuing		
accurate. I furthe	est of my knowledge and belief that or understand that any false statement on Code of Alabama 1975 & 40-22-1 (h	s claimed on this f	ontained orm may	in this document is true and y result in the imposition of the		

Date: October 15, 2021

Sign \_\_\_\_\_\_Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/18/2021 10:01:23 AM
\$51.50 JOANN
20211018000504430

alli 5. Buyl