

20211115000549210 1/6 \$46.00  
Shelby Cnty Judge of Probate, AL  
11/15/2021 02:56:37 PM FILED/CERT

*This Instrument Prepared By:*

Tacara Lee Sabir, Esq.  
Tacara Lee Sabir Law Firm, LLC  
40 Court Sq E  
Centreville, Alabama 35042

*Send Tax Notice To:*

Kenneth Brazzell  
659 Lawton Ridge Drive  
Lawrenceville, GA 30045

STATE OF ALABAMA

COUNTY OF SHELBY

)  
)  
)

**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS, that for and in consideration of the sum of THREE THOUSAND SIX HUNDRED TWENTY ONE DOLLARS (\$3,621.00) the receipt and sufficiency of which is hereby acknowledged, that Beverly J. Meadows, Regina Renfro, Vanessa Gail Champion, Patricia Ann Young, Robert E. Brazzell, Caroline Crenshaw, and Diane Towner (hereinafter referred to as the GRANTORS), do hereby grant, bargain, convey, and sell unto Kenneth Brazzell, a married man (hereinafter referred to as the GRANTEE), in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

**Lot 14, Block 3, according to the Nabors Survey of Wilton Alabama. Further described as that lot measuring 50x200 lying between lots formerly owned by Henry Jeffers and Lela Hall.**

**This conveyance is subject to all easements, rights-of-way and restrictions of record affecting said property.**

**SOURCE OF TITLE:** Inst # 1998-28426, recorded in the Shelby County Probate Office.

**This property is not the homestead of the GRANTORS.**

**TO HAVE AND TO HOLD** to said GRANTEE in fee simple forever, together with every contingent remainder and right of reversion.

That the GRANTORS, do individually and for their heirs, executors, and administrators of the GRANTORS covenant with the GRANTEE and the heirs and assigns of the GRANTEE, that the GRANTORS are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the GRANTORS have a good right to sell and convey the said premises; that the GRANTORS and their heirs, executors, and administrators of the GRANTORS shall warrant and defend the said premises to the GRANTEE and the heirs and assigns of the GRANTEE forever, against the lawful claims of all persons.

Shelby County, AL 11/15/2021  
State of Alabama  
Deed Tax: \$4.00



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IN WITNESS WHEREOF, the GRANTORS have executed this Warranty Deed and set the seal of the GRANTORS thereto on this the 29<sup>th</sup> day of October, 2021.

Beverly J. Meadows  
Beverly J. Meadows

STATE OF Alabama )

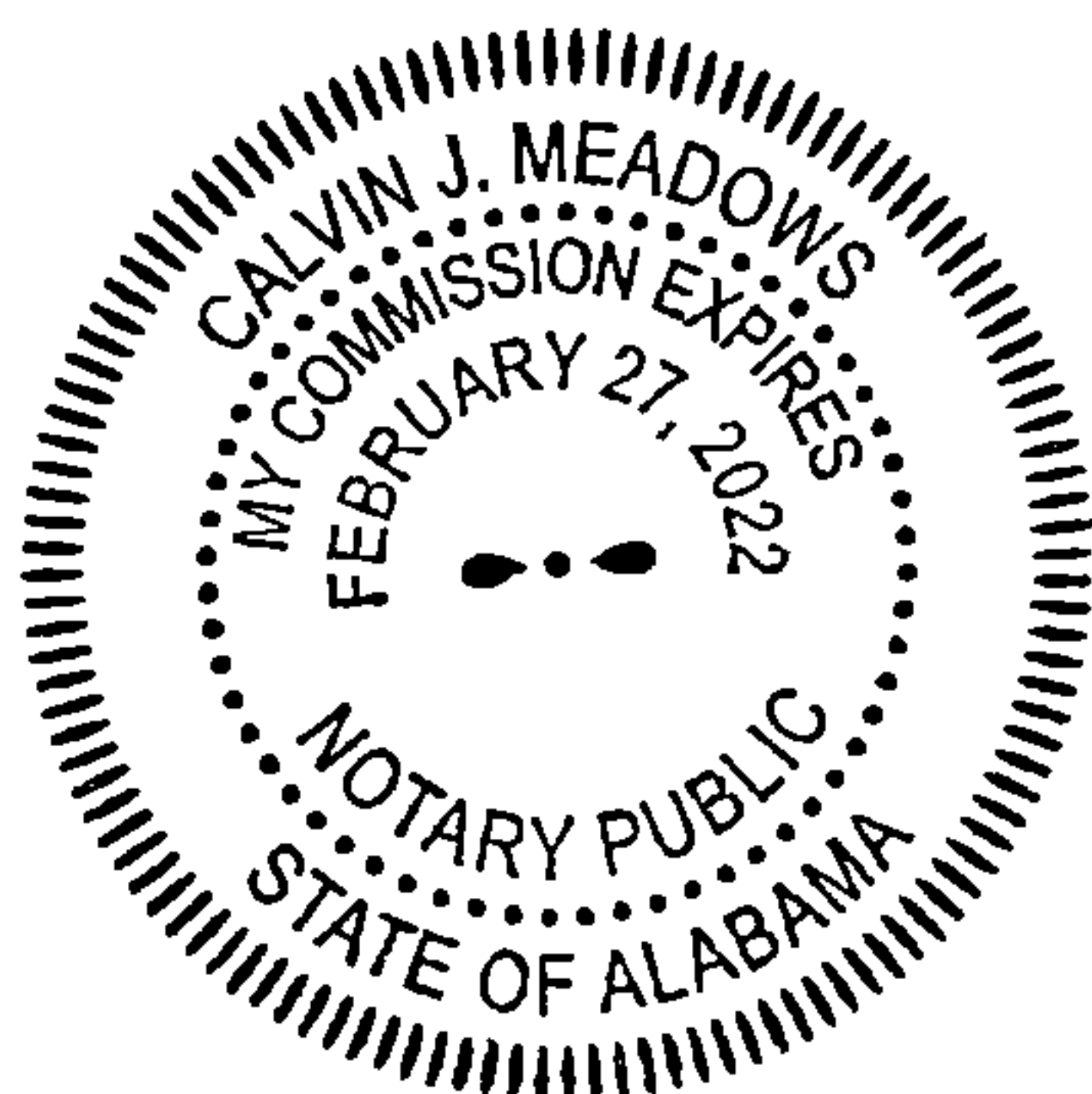
COUNTY OF Shelby )

#### ACKNOWLEDGMENT

I Calvin Meadows, a Notary Public, in and for said County, in said State hereby certify that Beverly J. Meadows, 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 this conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of October, 2021.

(SEAL)



Calvin J. Meadows  
Notary Public  
My Commission Expires: 2-27-22

STATE OF Alabama )

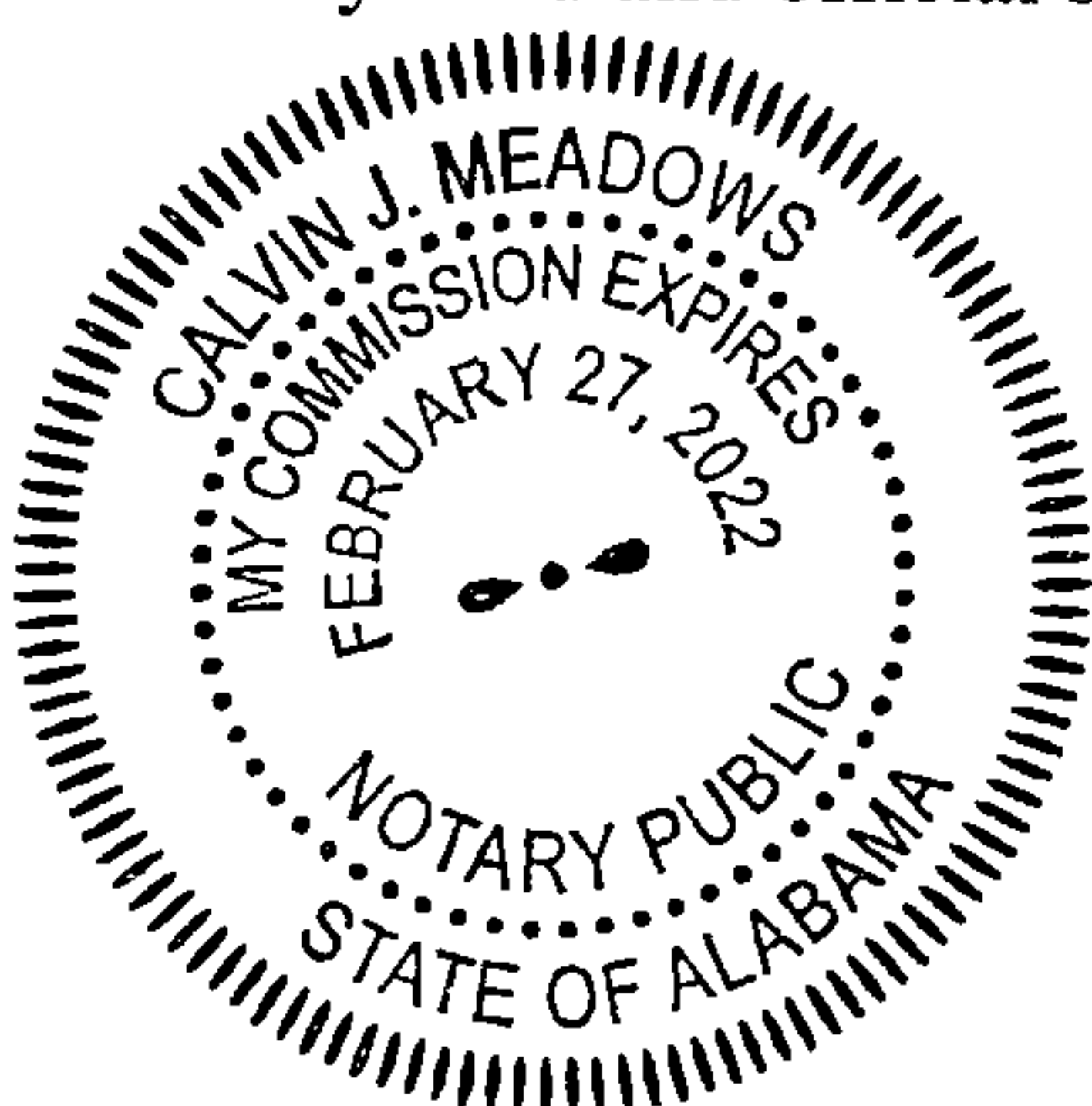
COUNTY OF Shelby )

#### ACKNOWLEDGMENT

I Calvin Meadows, a Notary Public, in and for said County, in said State hereby certify that Regina Renfro, 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 this conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of October, 2021.

(SEAL)



Calvin J. Meadows  
Notary Public  
My Commission Expires: 2-27-2022





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Vanessa Gail Chappell  
Vanessa Gail Chappell

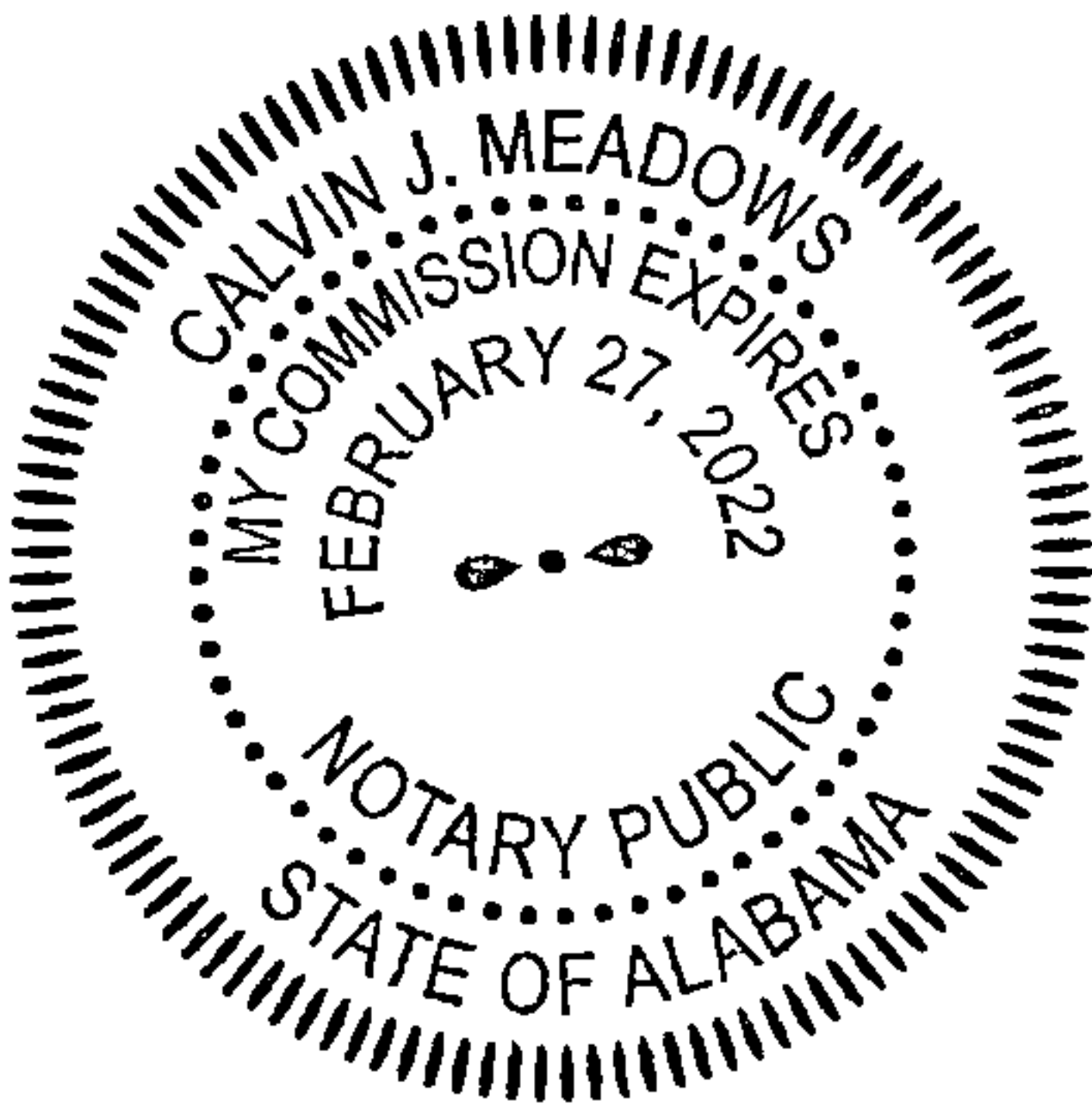
STATE OF Alabama )  
COUNTY OF Shelby )

### ACKNOWLEDGMENT

I, Calvin Meadows, a Notary Public, in and for said County, in said State hereby certify that Vanessa Gail Chappell, 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 this conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of November, 2021.

(SEAL)



Calvin Meadows  
Notary Public  
My Commission Expires: 2-27-22

Patricia Ann Young  
Patricia Ann Young

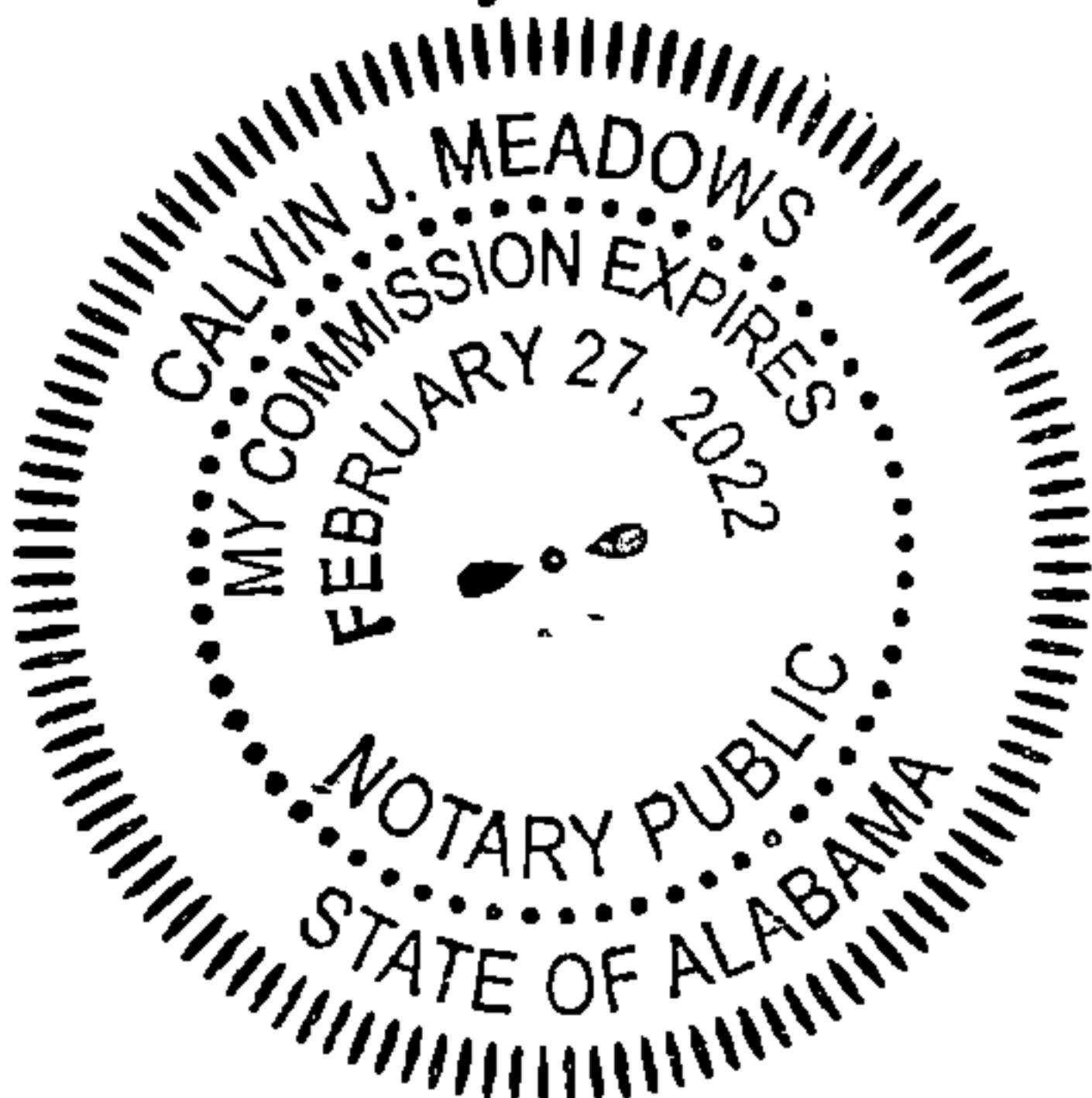
STATE OF Alabama )  
COUNTY OF Shelby )

### ACKNOWLEDGMENT

I, Calvin Meadows, a Notary Public, in and for said County, in said State hereby certify that Patricia Ann Young, 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 this conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of November, 2021.

(SEAL)



Calvin Meadows  
Notary Public  
My Commission Expires: 2-27-22



20211115000549210 4/6 \$46.00  
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Robert E. Brazzell  
Robert E. Brazzell

STATE OF Wisconsin )  
COUNTY OF Racine )

ACKNOWLEDGMENT

I, Stephanie Hamilton, a Notary Public, in and for said County, in said State hereby certify that Robert E. Brazzell, 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 this conveyance, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 8 day of November, 2021.

(SEAL)

Stephanie P. Hamilton  
Notary Public  
My Commission Expires: 9-21-2025

Caroline Crenshaw  
Caroline Crenshaw

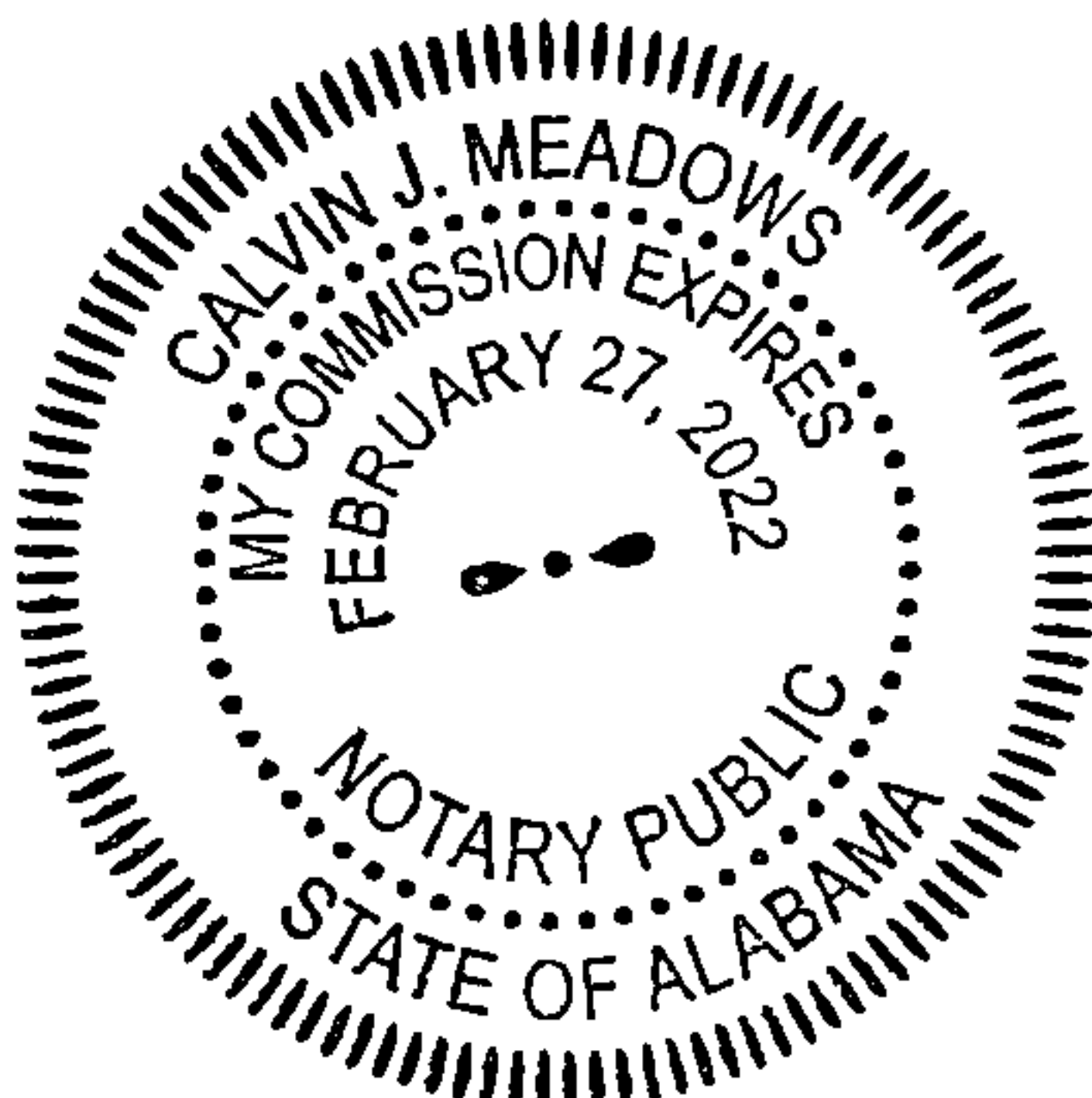
STATE OF Alabama )  
COUNTY OF Shelby )

ACKNOWLEDGMENT

I, Calvin J. Meadows, a Notary Public, in and for said County, in said State hereby certify that Caroline Crenshaw, 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 this conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of November, 2021.

(SEAL)



Calvin J. Meadows  
Notary Public  
My Commission Expires: 11-3-2021

Diane Tower - Tower  
Diane Tower - Tower

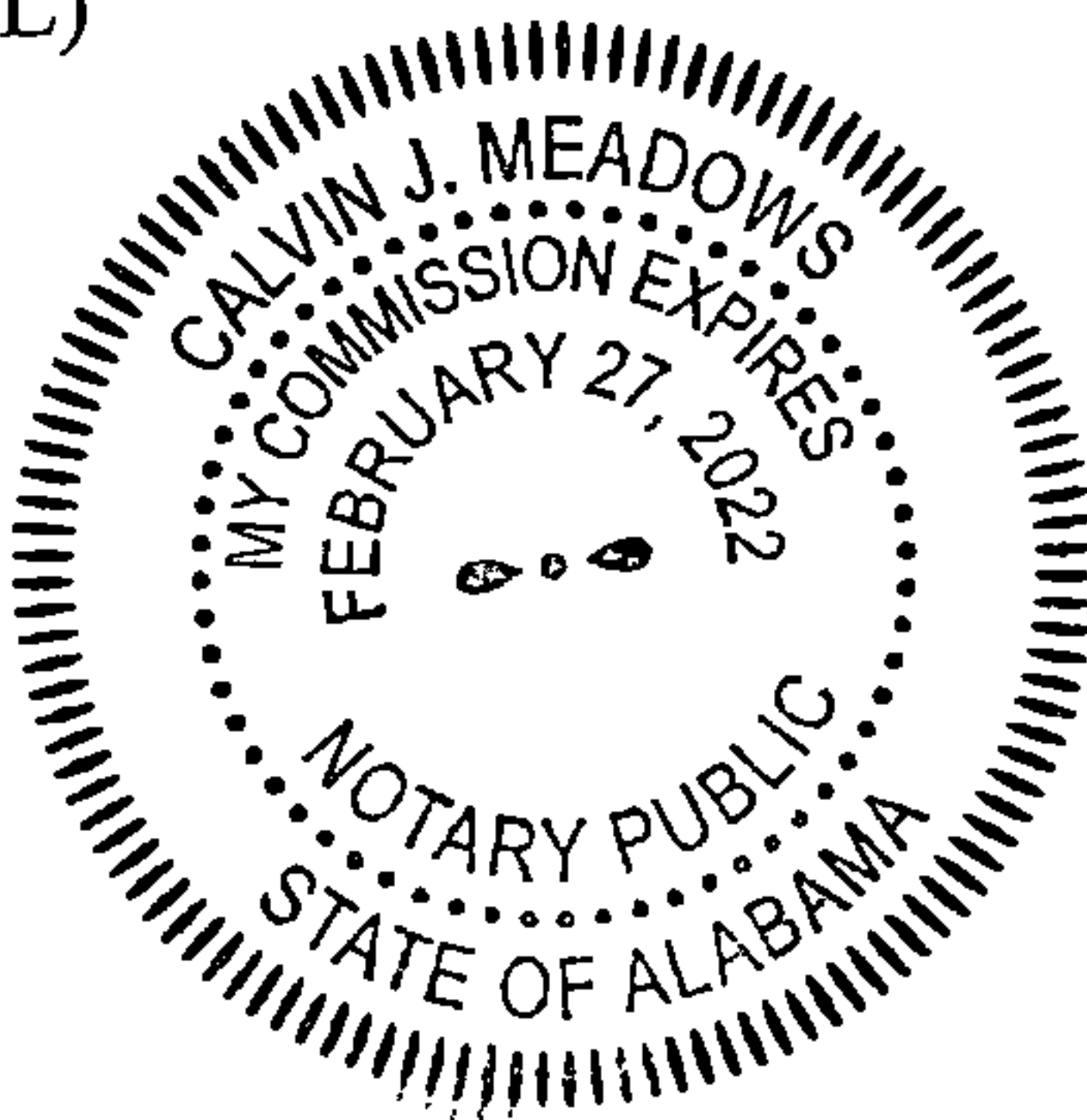
STATE OF Alabama )  
COUNTY OF Shelby )

ACKNOWLEDGMENT

I, Calvin Meadows, a Notary Public, in and for said County, in said State hereby certify that Diane Tower, 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 this conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of November, 2021.

(SEAL)



Calvin Meadows  
Notary Public  
My Commission Expires: 2-27-22

[Preparation of this instrument does not constitute an examination of title. The above attorney has made no such title examination unless reflected by separate document signed by the attorney.]

GRANTEE'S ADDRESS:  
659 Lawton Ridge Drive  
Lawrenceville, GA 30045



# Real Estate Sales Validation Form



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Shelby Cnty Judge of Probate, AL  
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Beverly J. Meadows  
Mailing Address 791 Merlin Drive  
Calera AL 35040

Grantee's Name Kenneth Brazzell  
Mailing Address 659 Lawton Ridge Drive  
Lawrenceville GA  
30045

Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale Nov. 15, 2021  
Total Purchase Price \$ 3,621.00  
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 11-15-21

Print

Beverly J. Meadows

Sign

Beverly J. Meadows  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1