


Send Tax Notice To:

6254 Pinedale Road  
Meridian, MS 39305

**THIS INSTRUMENT PREPARED BY:**

Jeff W. Parmer  
Attorney For Cartus Financial Corporation  
850 Shades Creek Parkway, Suite 210  
Birmingham, AL 35209  
(205) 871-1440 Cartus File #2235953

  
20120828000323720 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
08/28/2012 09:50:33 AM FILED/CERT

**WARRANTY DEED**

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of  
\_\_\_\_\_ (\$ 152,000.00 ) to the undersigned Grantors in hand paid by the Grantees,  
whether one or more, herein, the receipt of which is hereby acknowledged, we, John Carson Brown and  
his wife, Cara Brown (herein referred to as Grantors) do grant, bargain, sell and convey unto

Marcus Judkins

(herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more  
than one, the following described real estate, situated in the State of Alabama, County of Shelby County,  
to-wit:

**Lot 3, according to the Survey of Ashton Woods, 1<sup>st</sup> Phase, as recorded in Map Book 23,  
Page 160, in the Probate Office of Shelby County, Alabama.**

Deed Effective Date: August 15, 2012

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.  
\$ 155,102.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantee(s), his/her/their heirs assigns, forever; it  
being the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees  
as joint tenants with right of survivorship (unless the joint tenancy hereby created is severed or  
terminated during the joint lives of the Grantee(s) 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 we do for ourselves and for our heirs, executors, and administrators covenant with said  
Grantee(s), his/her/their heirs and assigns, that we are lawfully seized in fee simple of said premises; that  
they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and  
convey the same as aforesaid; that we will and my heirs, executors, and administrators, shall warrant and  
defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims  
of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7 day of

July, 2012

  
John Carson Brown

  
Cara Brown

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is **John Carson Brown** 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 foregoing, he executed the same voluntarily and on the day the same bears date.

Given under my hand this 7 day of July, 2012.

Ang B. McCalla  
Notary Public

My Commission Expires:  
~~NOTARY PUBLIC STATE OF ALABAMA AT LARGE~~  
~~MY COMMISSION EXPIRES: Dec 19, 2015~~  
~~BONDED THRU NOTARY PUBLIC UNDERWRITERS~~

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is **Cara Brown** 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 foregoing, she executed the same voluntarily and on the day the same bears date.

Given under my hand this 7 day of July, 2012.

Ang B. McCalla  
Notary Public

My Commission Expires:

~~NOTARY PUBLIC STATE OF ALABAMA AT LARGE~~  
~~MY COMMISSION EXPIRES: Dec 19, 2015~~  
~~BONDED THRU NOTARY PUBLIC UNDERWRITERS~~

**Instructions to Notary:** This form acknowledgment cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the acknowledgment.



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# Real Estate Sales Validation Form

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

Grantor's Name John Carson Brown  
Mailing Address Cara Brown  
40 Cartus Financial Corp.  
40 Apple Ridge Rd.  
Danbury, CT 06810

Grantee's Name Marcus Judkins  
Mailing Address 6254 Pinedale Road  
Meridian, MS 39305

Property Address 113 Ashton Woods Dr  
Chelsea, AL 35043

Date of Sale 8/15/12  
Total Purchase Price \$ 152,000.00



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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 8/24/12

Print Jeff W. Palmer

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one