

WARRANTY DEED

Joint tenants with right of survivorship


20121218000482780 1/4 \$48.50
Shelby Cnty Judge of Probate, AL
12/18/2012 09:30:48 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Seven Thousand, Five Hundred and no/100's Dollars (\$27,500.00)** to the undersigned grantor,

Penny Miller, a married woman

in hand paid by the grantee herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

Kevin Wayne Brown and Laura Kristen Brown

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the SW ¼ of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing KBW iron rebar being the locally accepted Southwest corner of Lot 10, Dearing Downs 12th Addition - 2nd Phase, as map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 16, page 17, run in a Northeasterly direction along the West line of Lot 10 and its Northeasterly extension thereof for a distance of 163.24 feet to an existing KBW Iron rebar being a corner on Lot 11 of said Dearing Downs 12th Addition - 2nd Phase; thence turn an angle to the left of 27°05'30" and run in a Northwesterly direction for a distance of 42.08 feet to an existing iron rebar set by Laurence D. Weygand and being a corner of said Lot 11 and also being a corner of Lot 25 in said Dearing Downs 12th Addition - 2nd Phase; thence turn an angle to the left of 90°59'05" and run in a Southwesterly direction along the Southerly line of said Lot 25 for a distance of 114.63 feet to a corner between Lots 25 and 26 in said Dearing Downs 12th Addition - 2nd Phase; thence turn an angle to the left of 65°33'16" and run in a Southerly direction along the East line of said Lot 26 for a distance of 63.88 feet to an existing Harkins rebar; thence turn an angle to the left of 40°37'15" and run in a Southeasterly direction along the East line of said Lot 26 for a distance of 34.96 feet to an existing old KBW iron rebar; thence turn an angle to the right of 73°43'48" and run in a Southwesterly direction along the East line of said Lot 26 for a distance of 53.68 feet to an old KBW iron rebar; thence turn an angle to the right of 64°17'05" and run in a Northwesterly direction along the East line of said Lot 26 for a distance of 24.68 feet to an old Harkins rebar; thence turn an angle to the left of 85°57'47" and run in a Southwesterly direction along the East line of said Lot 26 for a distance of 32.96 feet to and old KBW Iron rebar; thence turn an angle to the left of 106°37'25" and run in an Easterly direction for a distance of 148.69 feet, more or less, to the point of beginning.

Shelby County, AL 12/18/2012
State of Alabama
Deed Tax: \$27.50

Together with a 25 foot easement for ingress, egress and utilities along the Southerly line of Lot 26A according to a Resurvey of Lot 26 Dearing Downs, 12th Addition, 2nd Phase as recorded in Map Book 43, Page 50 in the Probate Office of Shelby County, Alabama.

Less and except any portion of subject property lying within a road right of way.

Subject to:

- 1. 2013 and subsequent years ad valorem taxes.**
- 2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.**
- 3. Rights or claims of parties in possession not shown by the public records.**
- 4. Easements, or claims of easements, not shown by the public records.**
- 5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**
- 6. Taxes or special assessments which are not shown as existing liens by the public records.**
- 7. Such state of facts as shown on recorded subdivision plat, as applicable.**
- 8. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.**
- 9. Right of way to Southern Bell Telephone and Telegraph Company, recorded in Volume 271, page 726, in the Probate Office of Shelby County, Alabama.**
- 10. Mineral and mining rights and rights incident thereto recorded in Volume 86, page 182, in the Probate Office of Shelby County, Alabama.**
- 11. Right of Way granted to Alabama Power Company by instrument recorded in Volume 55, page 454, in the Probate Office of Shelby County, Alabama.**
- 12. Less and except any portion of subject property lying within a road right of way.**
- 13. Rights of others in and to the use of that certain easement described above.**

\$19,250.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

The above described property is not the homestead of the grantor or her spouse.

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees 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 I do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall

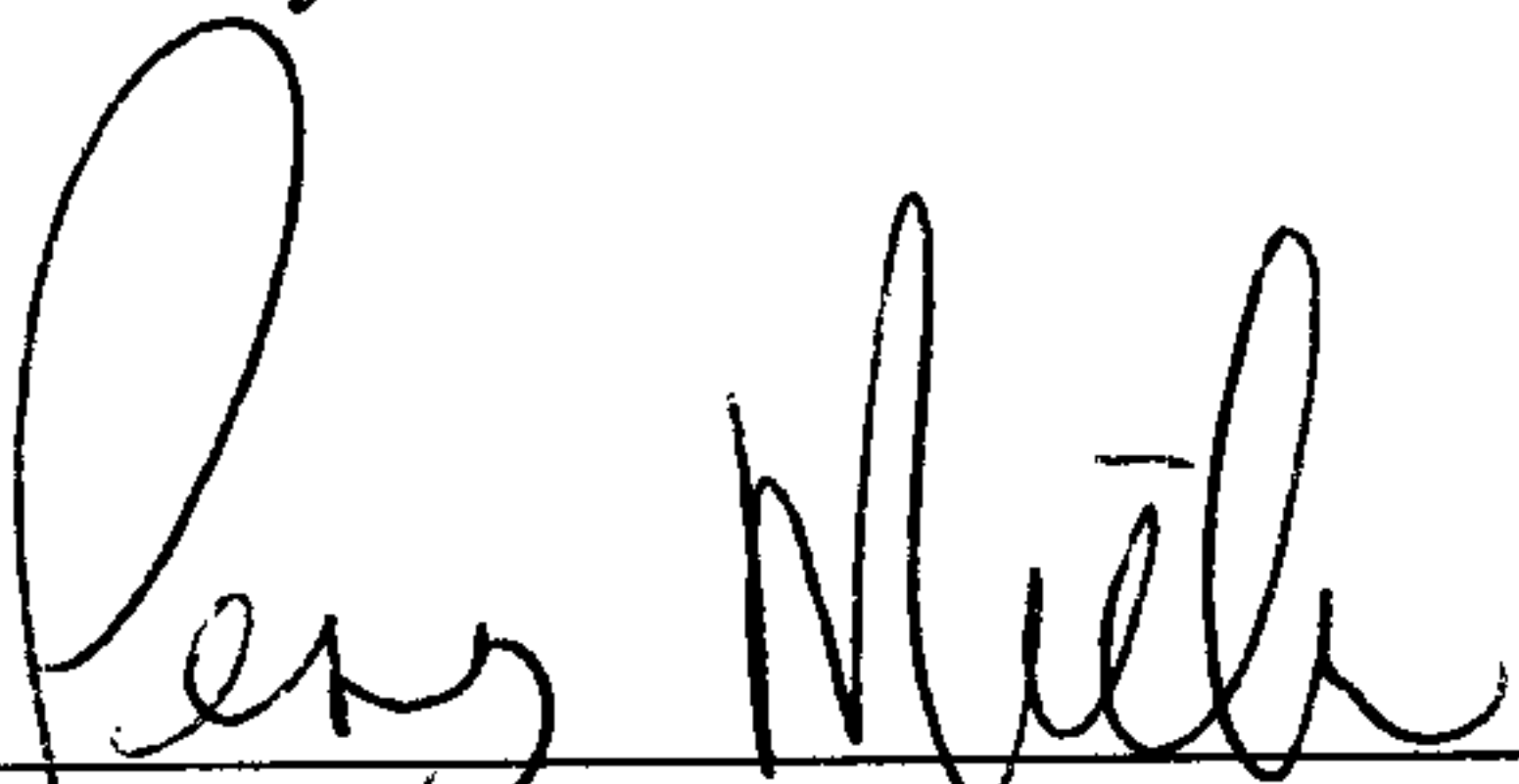


20121218000482780 2/4 \$48.50
Shelby Cnty Judge of Probate, AL
12/18/2012 09:30:48 AM FILED/CERT

warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 14th day of December, 2012.

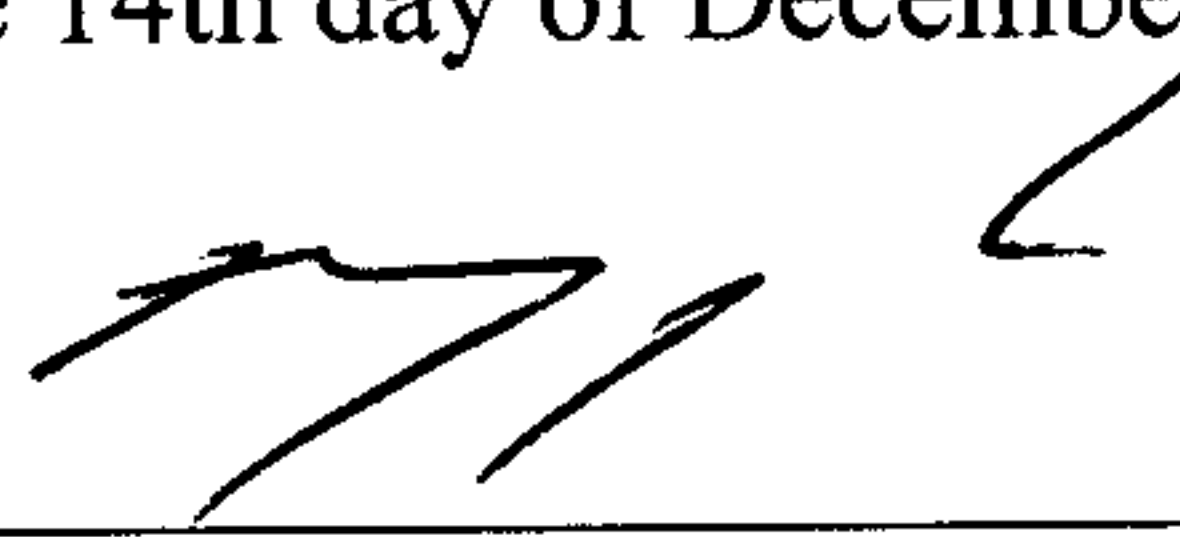
WITNESS:


Penny Miller

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Penny Miller, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 14th day of December, 2012.



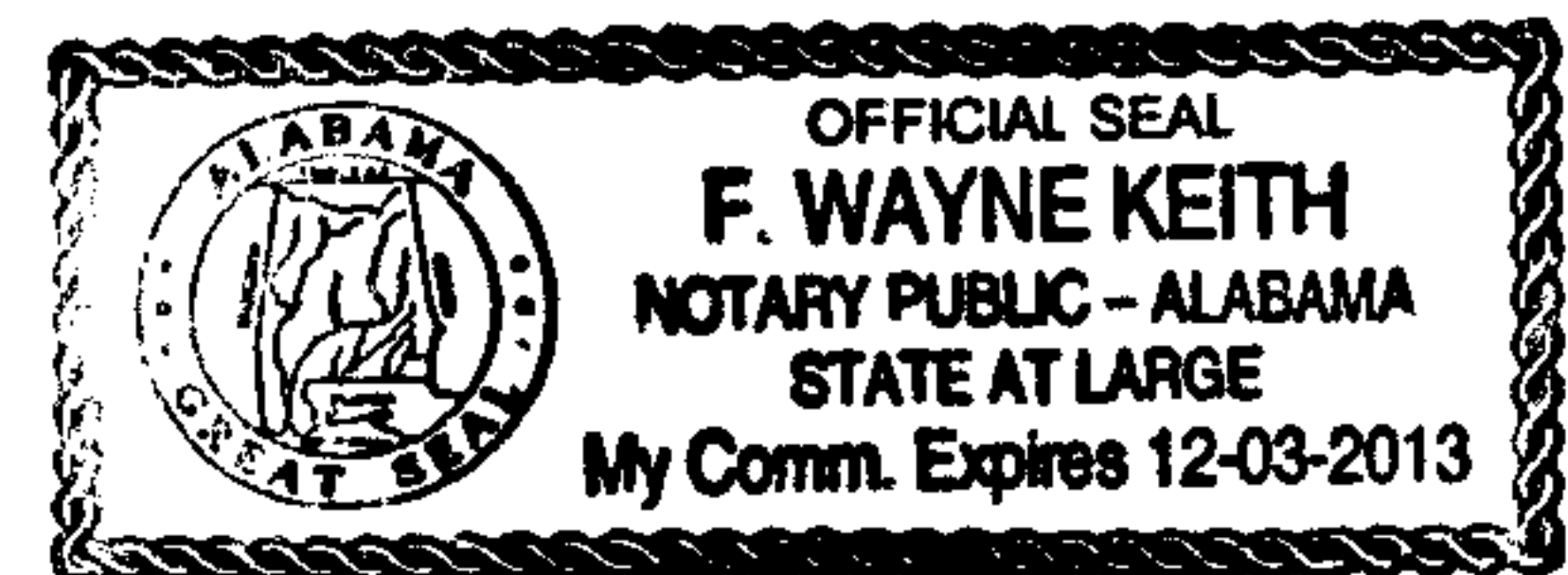
Notary Public

THIS INSTRUMENT WAS PREPARED BY:

F. Wayne Keith, Attorney
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

SEND TAX NOTICE TO:

Kevin Wayne Brown
1145 Alden Glen Drive
Moody, Alabama 35004




20121218000482780 3/4 \$48.50
Shelby Cnty Judge of Probate, AL
12/18/2012 09:30:48 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	Penny Miller	Grantee's Name	Kevin Wayne Brown Laura Kristen Brown
Mailing Address	P.O. Box 324 Helena, Alabama 35080	Mailing Address	1145 Alden Glen Drive Moody, Alabama 35004

Property Address: Springtime Lane
Helena, Alabama 35080

Date of Sale: December 14, 2012
Total Purchase Price \$27,500

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	☐ Appraisal
☒ Sales Contract	☐ Other
☒ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

1. Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
2. Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
3. Property address - the physical address of the property being conveyed, if available.
4. Date of Sale — the date on which interest to the property was conveyed.
5. 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.
6. 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 assessors current market value.
7. 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: December 14, 2012

☐ Unattested

x

Sign Penny Miller
(verified by) Penny Miller-grantor

x

Sign Kevin Wayne Brown
(verified by) Kevin Wayne Brown-grantee

Form RT-1

x

Sign Laura Kristen Brown
(verified by) Laura Kristen Brown-grantee



20121218000482780 4/4 \$48.50
Shelby Cnty Judge of Probate, AL
12/18/2012 09:30:48 AM FILED/CERT