

Send tax notice to:
Thomas Daniel Brumbeloe
Kristen McIntosh Brumbeloe
2001 Chandabrook Dr.
Pelham, AL 35124

WARRANTY DEED

THE STATE OF ALABAMA,
Shelby COUNTY.

}

193

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100(\$10.00) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Brett D. Hodges An unmarried person (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Thomas Daniel Brumbeloe and Kristen McIntosh Brumbeloe* (herein referred to as GRANTEE(S), his/her/their heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit: *as joint tenants with right of survivorship

Legal Description attached and made a part hereof on Exhibit "A".

TO HAVE AND TO HOLD, the aforesigned premises to the said GRANTEE(S) his/her/their heirs and assigns FOREVER. as joint tenants with right of survivorship.

And GRANTOR do(es) covenant with the said GRANTEE(S), his/her/their heirs and assigns, that he/she/they lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that he/she/they has(have) a good right to sell and convey the same to the said GRANTEE(S) his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S) his/her/their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, Grantor have hereunto set his hand and seal, this 3rd day of December 2012.

WITNESS:

Brett D. Hodges (L.S.)
Brett D. Hodges

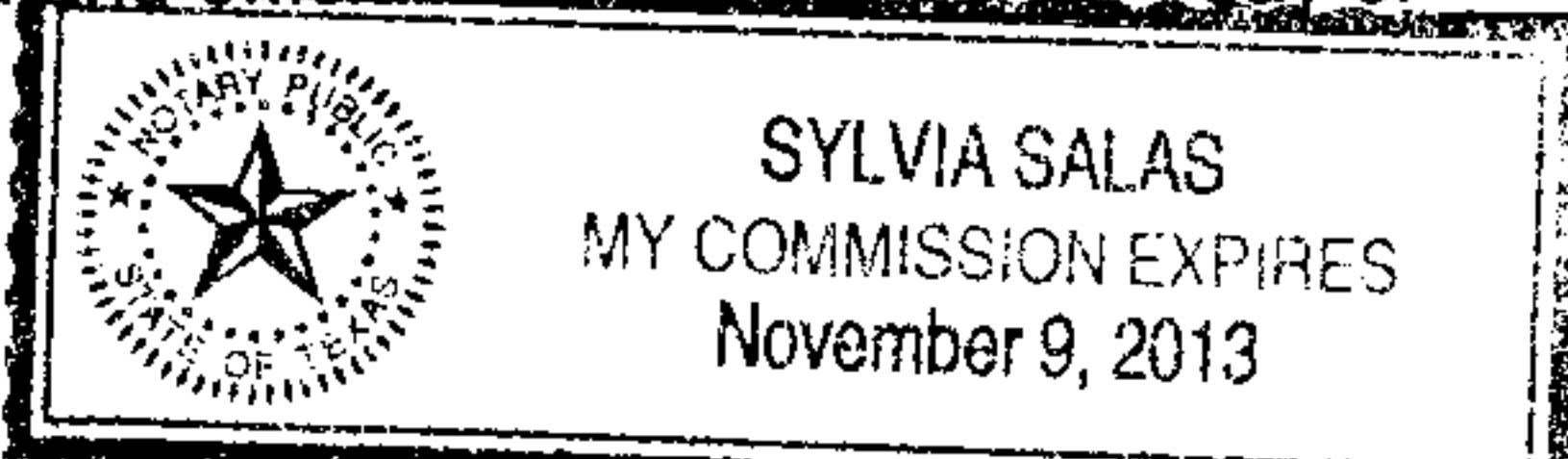
Frances M. Cleve (L.S.)
Joan M. Brady (L.S.)
\$188,522.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith. (L.S.)

✓ THE STATE OF Texas }
Harris COUNTY.

I, the undersigned, SYLVIA SALAS, a Notary Public, in and for said State Texas, hereby certify that Brett D. Hodges An unmarried person whose names 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 this the 3 day of

December, 2012



Sylvia Salas
Notary Public

MR-BR-10057-15613

FOR RECORDING ONLY

This instrument was prepared by Joan M. Brady 449 Taft Avenue, Glen Ellyn, IL 60137

Shelby County, AL 01/04/2013
State of Alabama
Deed Tax: \$3.50

20130104000006720 1/4 \$24.50
Shelby Cnty Judge of Probate, AL
01/04/2013 01:57:08 PM FILED/CERT

Exhibit "A"
Legal Description

Lot 20, according to the Survey of Chaparral, Third Sector, as recorded in Map Book 8, Page 165
in the Probate Office of Shelby County, Alabama.



20130104000006720 2/4 \$24.50
Shelby Cnty Judge of Probate, AL
01/04/2013 01:57:08 PM FILED/CERT

WARRANTY DEED

FROM

Brett D. Hodges

TO

Thomas Daniel Brumbeloe

Kristen McIntosh Brumbeloe


20130104000006720 3/4 \$24.50
Shelby Cnty Judge of Probate, AL
01/04/2013 01:57:08 PM 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 Brett D. Hodges and Grantee's Name Thomas Daniel Brumbeloe
Mailing Address X 1250 Atkins Trimm Blvd Mailing Address Kristen McIntosh Brumbeloe
 X Hoover AL 35124 2001 Chandabrook Dr.
 Pelham, AL 35124

Property Address	2001 Chandabrook Drive <u>Pelham, AL 35124</u>	Date of Sale	<u>December 28, 2012</u>
		Total Purchase Price or Actual Value or Assessor's Market Value	<u>\$ 192,000.00</u> <u>\$</u> <u>\$</u>

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

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 Settlement
 Date

Print Brett Hodges

Unattested

Sign Brett D Hodges

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130104000006720 4/4 \$24.50
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