

THIS INSTRUMENT WAS PREPARED BY:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Mayra Hackworth
1215 David Drive
Pelham, Alabama 35124

WARRANTY DEED

Shelby County, AL 02/01/2013
State of Alabama
Deed Tax: \$4.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Five Thousand and No/100 Dollars (\$125,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, GREGORY BROWN, A MARRIED MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MAYRA A. HACKWORTH (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 5, Block 3, according to the Survey of Brookfield, First Sector, as recorded in Map Book 5, Page 125, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$121,108.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

NOTE: This property is not the homestead of the Grantor, Gregory Brown, nor his spouse as defined by the Code of Alabama

TO HAVE AND TO HOLD Unto the said GRANTEES, his/her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, 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 our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his/her/their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29th day of January, 2013.


WITNESS:

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

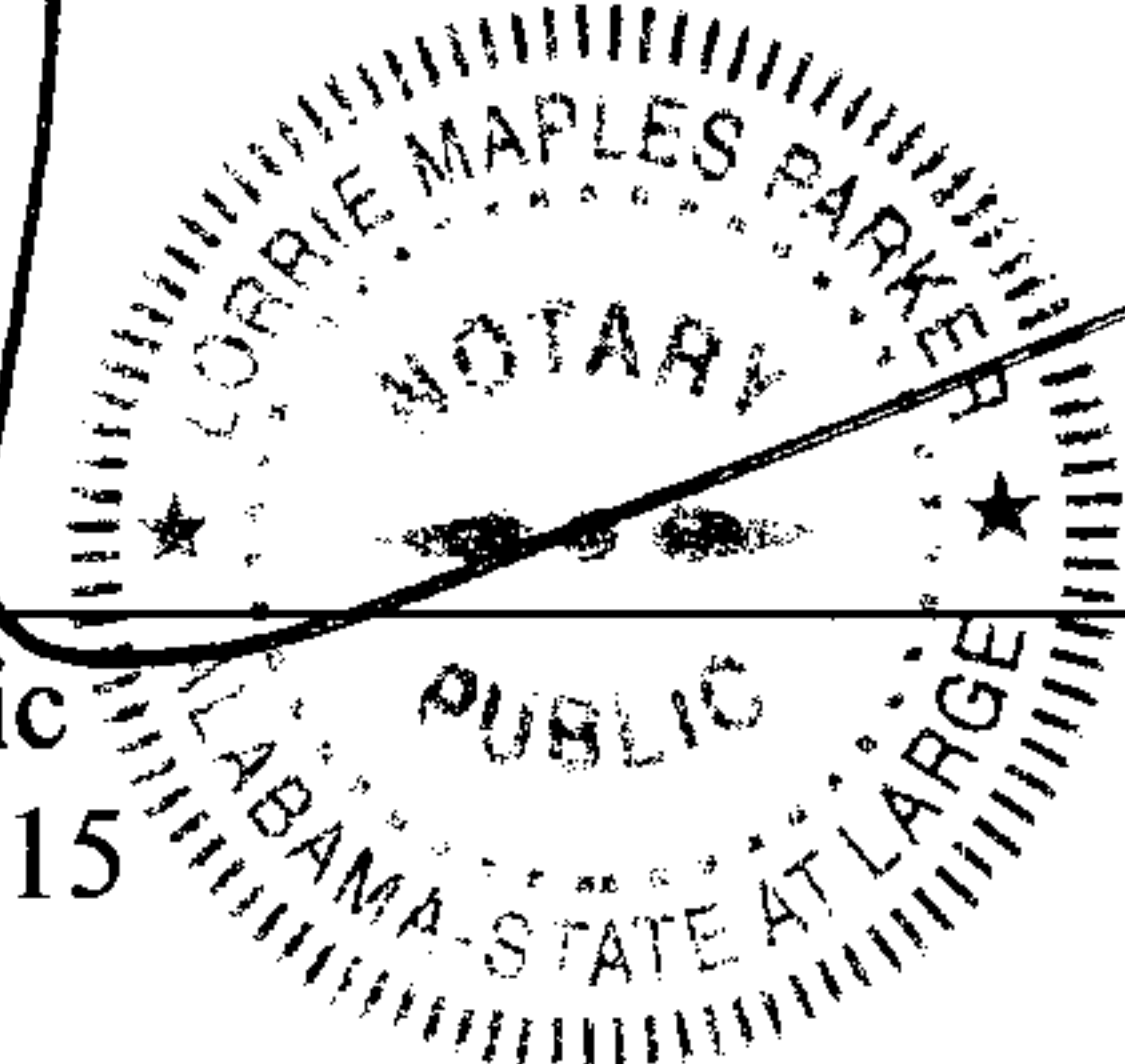

GREGORY BROWN

I, Lorrie Maples Parker, a Notary Public in and for said County, in said State, hereby certify that Gregory Brown, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, executed the same voluntarily on the day the same bears date.

Given under my hand this 29th day of January, 2013.


20130201000045020 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
02/01/2013 01:43:29 PM FILED/CERT


Lorrie Maples Parker, Notary Public
My Commission Expires: 10/16/2015



This Instrument Was Prepared by:

Real Estate Sales Validation Form

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

Grantor's Name

Gregory Brown

Grantee's Name

Mayra A. Hackworth

Mailing Address

1037 Grande View Pass
Malene, Alabama 35114

Mailing Address

1215 David Drive
Pelham, Alabama 35124

Property Address

1215 David Drive
Pelham, Alabama 35124

Date of Sale

January 29, 2013

Total Purchase Price

\$125,000.00

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

X

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:

January 29, 2013


Print:

Gregory Brown

Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

