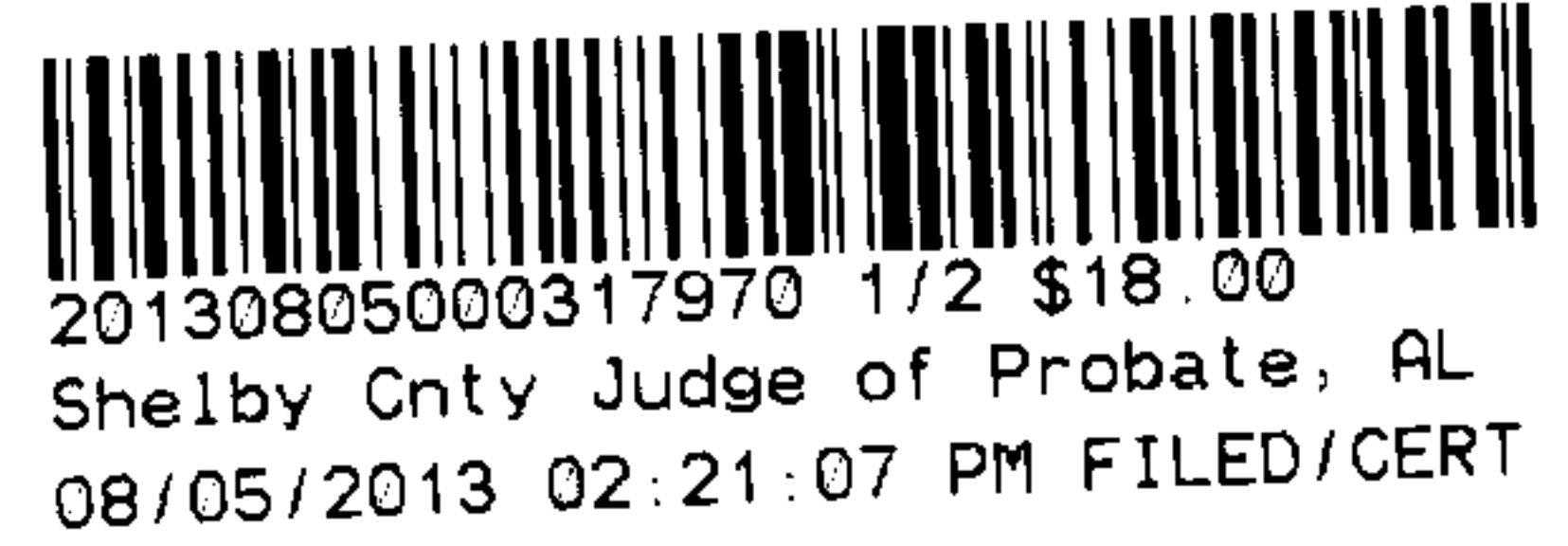


**This instrument prepared by:**  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

**SEND TAX NOTICE TO:**  
Brittany Brown  
4215 Park Circle  
Helena, AL 35080

**GENERAL WARRANTY DEED**



**STATE OF ALABAMA** )  
**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Thirty Thousand And No/100 Dollars (\$130,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Roy L. Gray and Caroline L. Gray, husband and wife , (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Brittany Brown (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

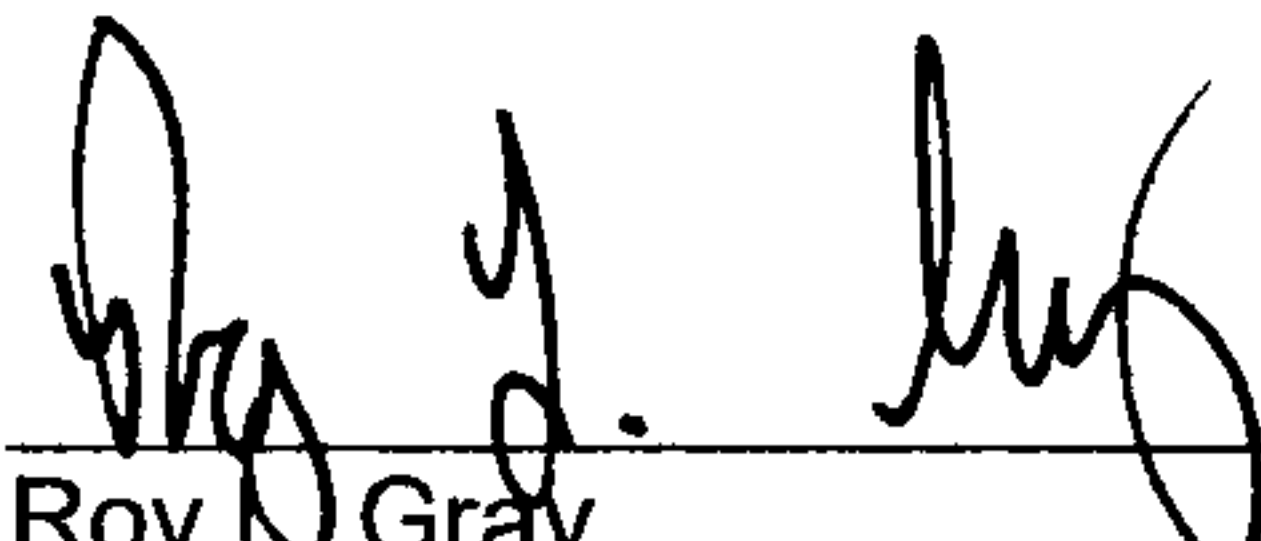
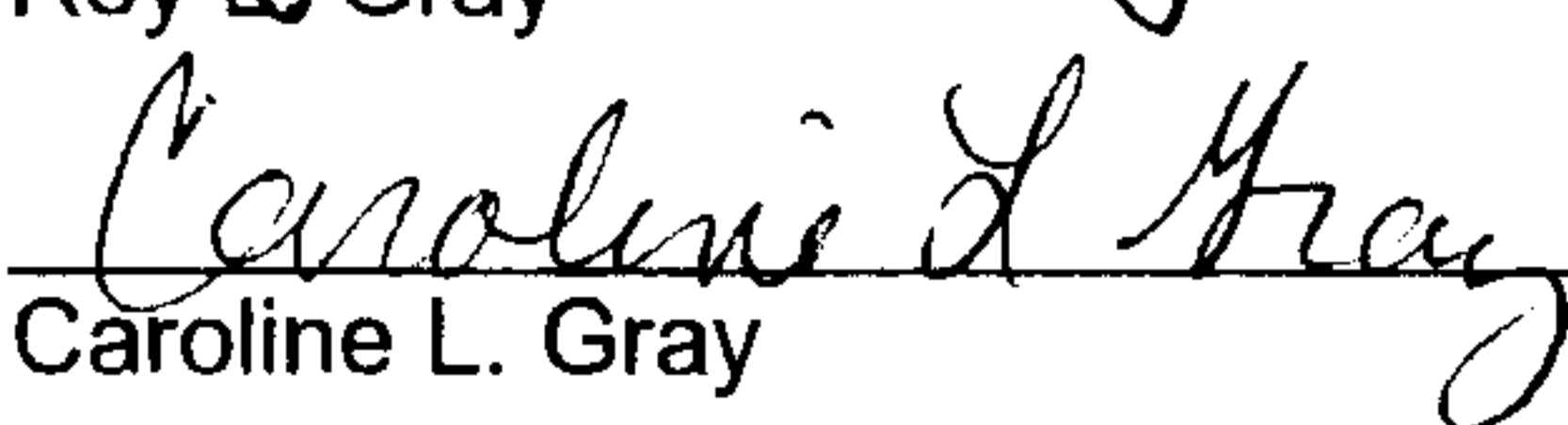
Lot 8, Block 1, according to the Amended Survey of Plantation South, First Sector, as recorded in Map Book 7, Page 173, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Twenty-Seven Thousand Six Hundred Forty-Five And No/100 Dollars (\$127,645.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

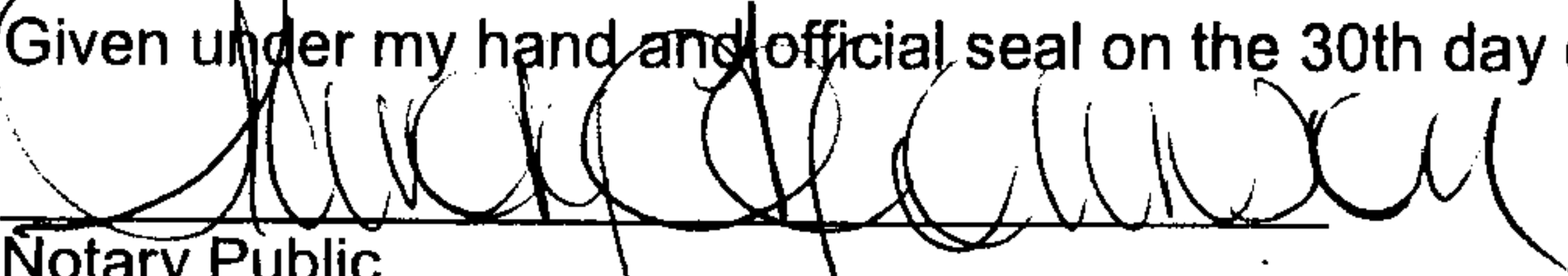
**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on July 30, 2013.

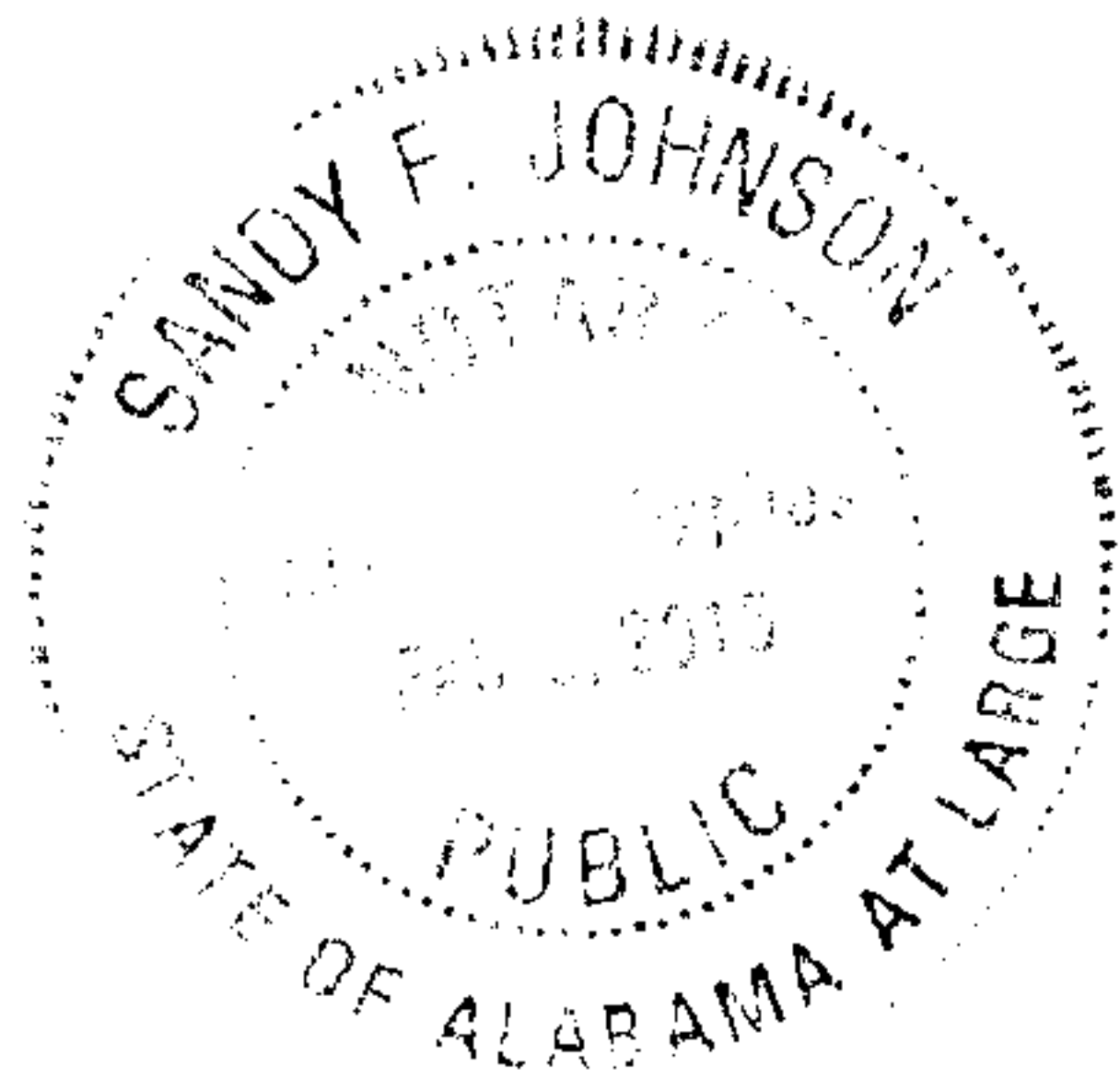
  
\_\_\_\_\_  
Roy L. Gray  
  
\_\_\_\_\_  
Caroline L. Gray

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy L. Gray and Caroline L. Gray, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same on the day same bears date.

Given under my hand and official seal on the 30th day of July, 2013.

  
\_\_\_\_\_  
Notary Public  
Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Roy L. Gray and Caroline L. Gray

Grantee's Name Brittany Brown

Mailing Address 4215 Park Circle  
Helena, AL 35080

Mailing Address 5070 Crowne Chase Pkwy  
Birmingham, AL 35244

Property Address 4215 Park Circle  
Helena, AL 35080

Date of Sale July 30, 2013

Total Purchase Price \$130,000.00

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

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 - Roy L. Gray and Caroline L. Gray, 4215 Park Circle, Helena, AL 35080.

Grantee's name and mailing address - Brittany Brown, 5070 Crowne Chase Pkwy, Birmingham, AL 35244.

Property address - 4215 Park Circle, Helena, AL 35080

Date of Sale - July 30, 2013.

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: July 30, 2013

Sign   
Agent

  
20130805000317970 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
08/05/2013 02:21:07 PM FILED/CERT