

Grant Deed

GRANT DEED, made this 15th day of January, 2013 by and between

Grantor(s) Seller(s) Full Name, Address, Include the County of their Address

Richard L. Bratton or Barbara B. Bratton

5416 Crossings Lake Circle

Birmingham, Alabama 35242, Shelby County

("GRANTOR(S)") and

Grantee(s) Buyer(s) Full name, Marital Status, Vesting, and Address

Richard Mark Bratton

4171 Ternview Road

Birmingham, Alabama 35242, Jefferson County

("GRANTEE(S)"),

THE GRANTOR(S), for and in consideration of:

Enter the Consideration. Both Numerical and Printed

\$1.00 (One Dollar)

, the receipt and sufficiency of which is hereby acknowledged and received, does hereby
remit, release and grant unto the GRANTEE(S) and his/her heirs and assigns, the following
premises located in the County of Shelby

State of Alabama, legally described as follows:

See exhibit A.

Shelby County, AL 08/05/2013
State of Alabama
Deed Tax: \$55.00



20130805000318360 1/4 \$78.00
Shelby Cnty Judge of Probate, AL
08/05/2013 03:43:01 PM FILED/CERT

Also known as street and number:
119 Perkins Point Columbiana, Alabama 35051
Parcel ID Number:
20 7 36 0 003 025.000

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Signature <u><i>Richard L. Bratton</i></u>	Signature <u><i>Richard Mark Bratton</i></u>
Print Name <u>Richard L. Bratton</u>	Print Name <u>Richard Mark Bratton</u>
Capacity <u>Grantor</u>	Capacity <u>Grantee</u>
Signature <u><i>Barbara B. Bratton</i></u>	Signature _____
Print Name <u>Barbara B. Bratton</u>	Print Name _____
Capacity <u>Grantor</u>	Capacity _____

Document Prepared By: Richard L. Bratton
5416 Crossings Lake Circle Birmingham, Alabama 35242
When Recorded Mail This Deed and Tax Statements To:
Richard Mark Bratton
4171 Ternview Drive
Birmingham, Alabama 35242

STATE OF Alabama)
COUNTY OF Jefferson)

On Jan. 15, 2013 before me, Cynthia Custred, personally
appeared

Richard L. Bratton
Barbara B. Bratton
Richard Mark Bratton

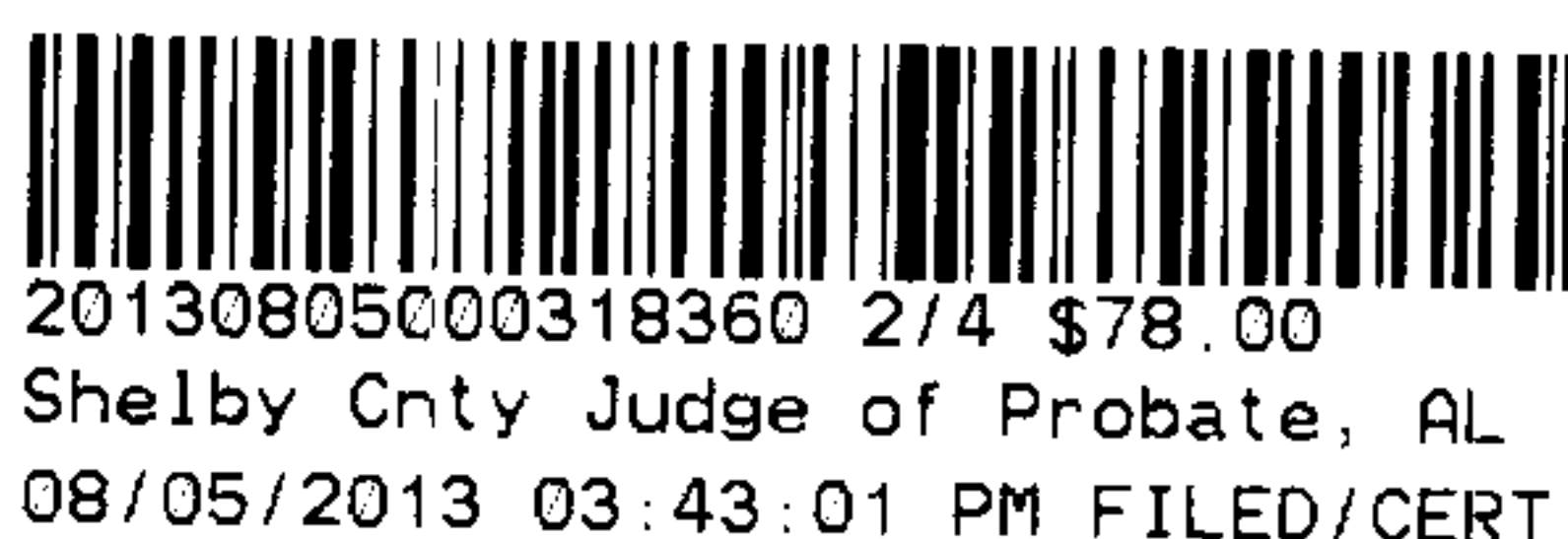
_____, personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY
under the laws of the State of Alabama that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Cynthia Custred
Notary Signature
My commission expires June 1, 2016

[NOTARY SEAL]

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GRANT DEED EXHIBIT A

Property Legal Description

Assessor/Parcel Number: 20 7 36 0 003 025.000

Commonly Known As: 119 Perkins Point Columbiana, Alabama 35051

Legal Description:

Lot 25 according to the survey of Perkins Landing, Sectors 1 & 2, a condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 2000-24647, and Articles of Incorporation of Perkins Landing Residential Association, Inc. as recorded in Instrument 2000-24648 in the Probate Office of Shelby County, Alabama together with an undivided 1/51 interest in the common elements of Perkins Landing Sectors 1 & 2, a Condominium as set out in the Declaration of Condominium and according to the survey of Perkins Landing Sectors 1 & 2, a Condominium, recorded in Map 27, Page 33, and that certain Resurvey of Lots 14, 15, 28, 29 and Common area E as recorded in Map 27, Page 130, in the Probate Office of Shelby County, Alabama.

Subject to Easements and restrictions of record.

Mineral and mining rights excepted.

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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 RICHARD L. BRATTON Grantee's Name RICHARD MARK BRATTON
Mailing Address BARBARA P. BRATTON Mailing Address 4171 TURNVIEW ROAD
546 CROSSINGS LAKE CR. BIRMINGHAM, AL 35242
BIRMINGHAM, AL 35242

Property Address _____ Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 55,000

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 _____ Print RICHARD MARK BRATTON
X Unattested K. M. Melsen Sign [Signature]
erified by) (Grantor/Grantee/Owner/Agent) circle one

20130805000318360 4/4 \$78.00
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Form RT-1