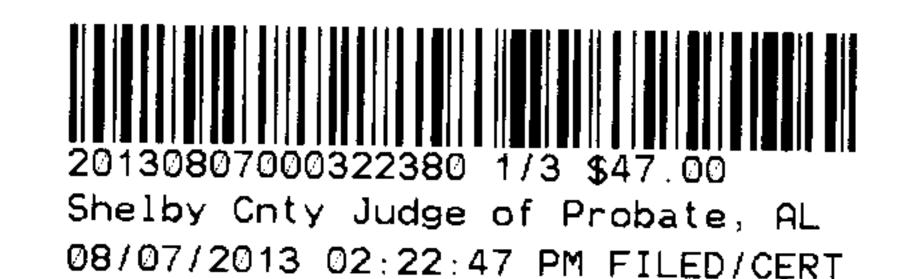
Document Prepared By: Shannon R. Crull, P. C. 3009 Firefighter Lane Birmingham, AL 35209



Send Tax Notice To:
Nathan Brown
136 W. Stonehaven Cir.
Pelham, AL 35124

GENERAL WARRANTY DEED Joint Tenant with Rights of Survivorship

STATE OF ALABAMA	}	
COUNTY OF SHELBY	}	KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirty-Five Thousand and NO/100 Dollars (\$135,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Cynthia Brigmon Brown, formerly known as Cynthia Diane Brigmon, a single person, (herein referred to as Grantor), do hereby grant, bargain, sell and convey unto

Greg M. Brown and Nathan Brown

(herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

Lot 68, according to the Survey of The Cottages at Stonehaven, First Addition, as recorded in Map Book 22, Page 87, in the Probate Office of Shelby County, Alabama.

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights not currently owned by grantor, and current taxes due.

The subject property does not constitute the homestead of the grantor, nor that of her spouse.

\$108,000.00 of the above consideration was secured by and through the purchase money mortgage closed and recorded herewith.

Shelby County, AL 08/07/2013 State of Alabama Deed Tax:\$27.00

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set their hand and seal, this 30th day of July, 2013.

GRANTOR

STATE OF ALABAMA

COUNTY OF JEFFERSON

General Notary Acknowledgment

I, the undersigned, a Notary Public for the State of Alabama at Large, hereby certify that Cynthia Brigmon Brown, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day 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 official seal this 30th day of July, 2013.

Notary Public: Shannon R. Crull

My commission expires: 04/02/2016

Shelby Cnty Judge of Probate, AL 08/07/2013 02:22:47 PM FILED/CERT

Real Estate Sales Validation Form

This	Document must be filed in accord		
Grantor's Name	Brigmen Brown		
Mailing Address	204 Lilac Ave	Mailing Address	property
	One on tay AT 5512		
		A \	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~
Property Address			7.30.13 \$ 135,000.00
	Pelham, Al 3512	or	Ψ /5 5 (000.
		Actual Value	\$
	•	or Assessor's Market Value	\$
The purchase price	e or actual value claimed on th	is form can be verified in the	ne following documentary
evidence: (check d Bill of Sale	ne) (Recordation of documer	Appraisal	Cu)
	:t	Other	
Sales Contraction States	ment		· · ·
-	document presented for record	dation contains all of the re	quired information referenced
above, the filing of	this form is not required.		
O		structions	reone conveying interest
	d mailing address - provide the ir current mailing address.	aname of the person of pe	isons conveying interest
Grantee's name ar to property is being	nd mailing address - provide the conveyed.	e name of the person or pe	ersons to whom interest
Property address -	the physical address of the pro-	operty being conveyed, if a	vailable.
Date of Sale - the	date on which interest to the pr	operty was conveyed.	
Total purchase pride being conveyed by	ce - the total amount paid for the the instrument offered for reco	ne purchase of the property ord.	/, bo1 20130807000322380 3/3 \$47.00 Shelby Cnty Judge of Dai
Actual value - if the	property is not being sold, the	true value of the property	Shelby Cnty Judge of Probate, AL 00th Color 08/07/2013 02:22:47 PM FILED/CERT
conveyed by the in	strument offered for record. The or the assessor's current mark	nis may be evidenced by an	
If no proof is provid	led and the value must be dete	ermined, the current estima	te of fair market value,
•	se valuation, of the property as	· · · · · · · · · · · · · · · · · · ·	
•	uing property for property tax points of Alabama 1975 § 40-22-1 (h).	•	the taxpayer will be penalized
	of my knowledge and belief the		
The state of the s	inderstand that any false state ated in Code of Alabama 1975	entre production of the contract of the contra	may result in the imposition
Date	· P	rint Shanon	Crull
Unattested	S.	ign	
	(verified by)	· · · · · · · · · · · · · · · · · · ·	Owner/Agent) circle one
			Form RT-1