

Send tax notice to:

CHRISTOPHER M. BRAINARD  
2417 BROOK RUN TRAIL  
BIRMINGHAM, AL, 35244

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2013439

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Nine Thousand and 00/100 Dollars (\$279,000.00) in hand paid to the undersigned, BRENDA C. VARHOLA, A SINGLE INDIVIDUAL (hereinafter referred to as "Grantors") by CHRISTOPHER M. BRAINARD and JENNIFER BRAINARD (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:


LOT 32, ACCORDING TO THE MAP AND SURVEY OF SHADOW BROOK, AS RECORDED IN MAP BOOK 6, PAGE 102, A, B & C, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP(S) BUT NOT LIMITED TO ANY NOTES, CONDITIONS AND RESTRICTIONS.
3. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 129, PAGE 567.
4. RESTRICTIONS APPEARING OF RECORD IN MISC BOOK 16, PAGE 561.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PROPERTY, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AND ANY DAMAGES RELATING TO THE EXERCISE OF SUCH RIGHTS OR THE EXTRACTION OF SUCH MINERALS.
6. AGREEMENT WITH ALABAMA POWER COMPANY AS RECORDED IN MISC. BOOK 17, PAGES 386 AND 393.
7. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 301, PAGE 562.

\$265,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


Shelby County, AL 09/04/2013  
State of Alabama  
Deed Tax: \$14.00

  
20130904000359690 1/3 \$34.00  
Shelby Cnty Judge of Probate, AL  
09/04/2013 12:35:00 PM FILED/CERT

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.  
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 27 day of August, 2013.

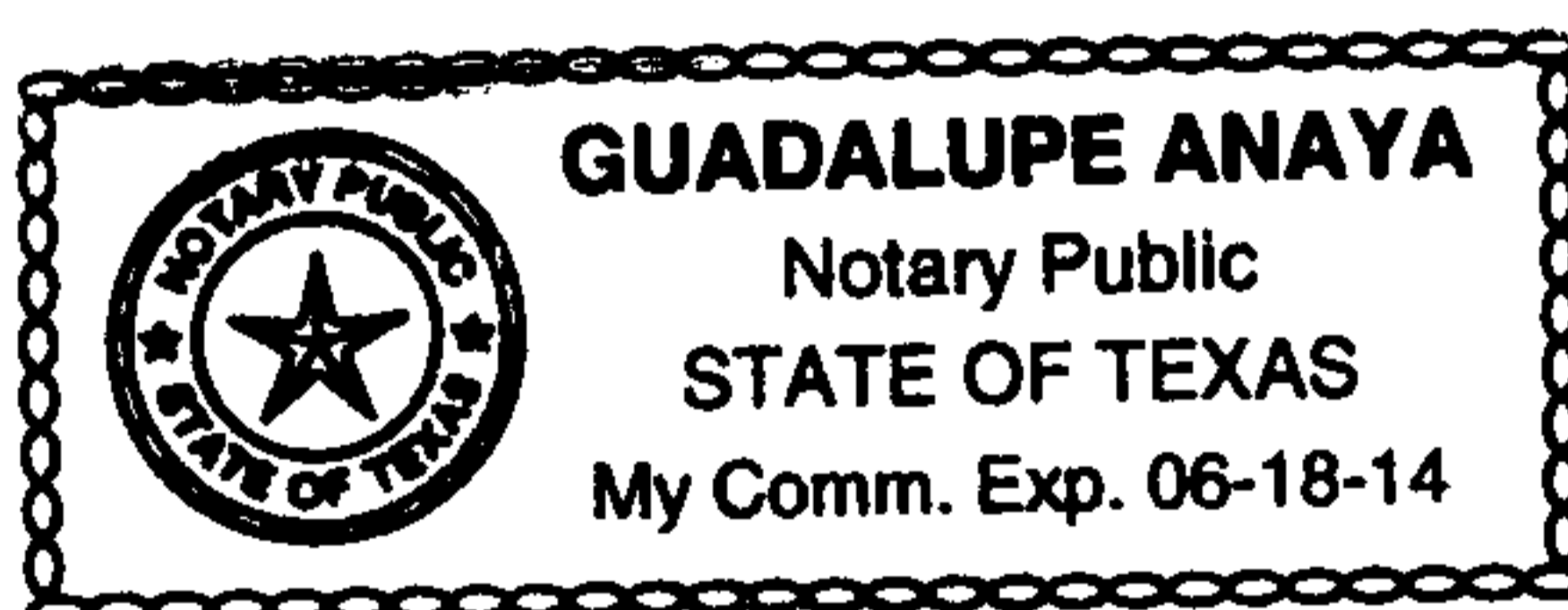
Brenda C. Varhola  
BRENDA C. VARHOLA

  
20130904000359690 2/3 \$34.00  
Shelby Cnty Judge of Probate, AL  
09/04/2013 12:35:00 PM FILED/CERT

STATE OF TEXAS  
COUNTY OF HARRIS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRENDA C. VARHOLA, whose name is signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of August, 2013..



Guadalupe Anaya  
Notary Public  
Print Name:  
Commission Expires: 06-18-14

Real Estate Sales Validation Form

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

Grantor's Name Brenda Vachola  
Mailing Address 16811 Amistad Ct  
Manuel TX  
77578

Grantee's Name Christopher Brainard  
Mailing Address 2417 Brook Run Trl  
Birmingham AL 35244

Property Address 2417 Brook Run Trl  
Birmingham AL  
35244

Date of Sale 8-30-13  
Total Purchase Price \$ 279,000

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_



20130904000359690 3/3 \$34.00  
Shelby Cnty Judge of Probate, AL  
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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  
☐ 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 8/30/13

Print Christopher Brainard

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 30 DAY OF Aug, 2013.

[Signature]  
Notary Public