

THIS INSTRUMENT PREPARED BY
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

Charles O. Brown / Vanessa D. Brown

3220 Highway 77 North

Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollar (\$1.00) and Gift, the Total Market Value of which is \$144,220.00, according to the appraisal records on file in the Office of the Shelby County Property Tax Commissioner at the time of the execution of this instrument, to the undersigned Grantors, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we,

Charles O. Brown and wife, Vanessa D. Brown
whose mailing address is 3220 Highway 77, Columbiana, Alabama 35051

(herein referred to as GRANTORS) do hereby grant, bargain, sell, and convey unto

Charles O. Brown and wife, Vanessa D. Brown
whose mailing address is 3220 Highway 77, Columbiana, Alabama 35051

(herein referred to as GRANTEES) the following described real estate, situated in Shelby County, Alabama, the address of which is 3224 Highway 77 North, Columbiana, Alabama 35051, to-wit:


All that portion of the NW 1/4 of SW 1/4 of SW 1/4 of Section 27, Township 21 South, Range 1 East, which lies North and East of Shelby County Road #77, being 10 acres, more or less.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)


TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

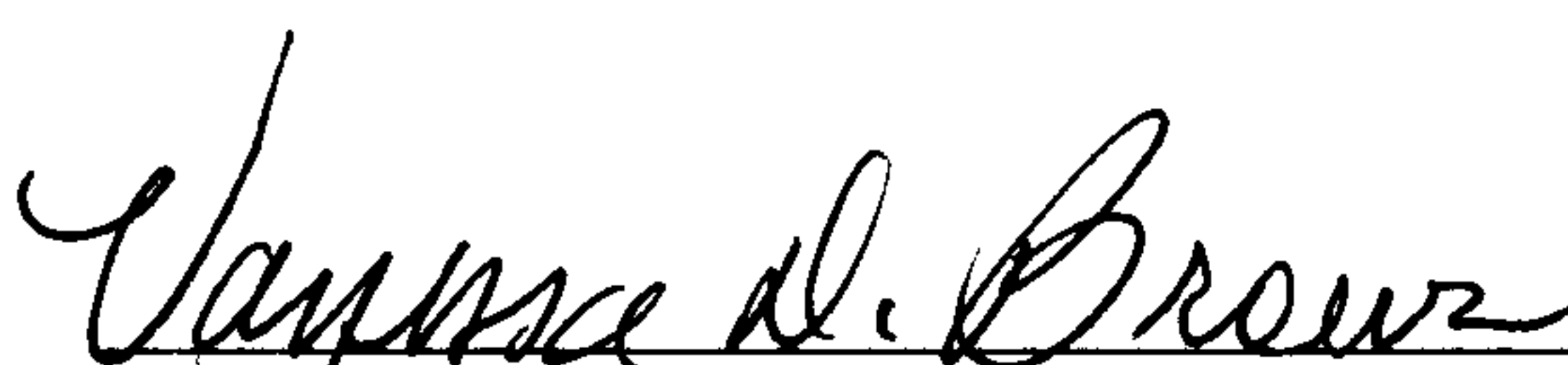
And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

1st IN WITNESS WHEREOF, we have hereunto set our hands and seals this day of November, 2013.


20131107C00440720 1/3 \$164.50
Shelby Cnty Judge of Probate, AL
11/07/2013 03:30:30 PM FILED/CERT

Shelby County, AL 11/07/2013
State of Alabama
Deed Tax: \$144.50

 (SEAL)
Charles O. Brown


 (SEAL)
Vanessa D. Brown

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Charles O. Brown** and wife, **Vanessa D. Brown**, 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 voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of November, 2013.

Jammy L. Seale (SEAL)
Notary Public


20131107000440720 2/3 \$164.50
Shelby Cnty Judge of Probate: AL
11/07/2013 03:30:30 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Charles O. Brown
Mailing Address Vanessa D. Brown
3220 Highway 77 North
Columbiana, AL 35051

Grantee's Name Charles O. Brown
Mailing Address Vanessa D. Brown
3220 Highway 77 North
Columbiana, AL 35051

Property Address 3224 Highway 77 North
Columbiana, AL 35051

Date of Sale 11-1-2013

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 144,220.00

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 Appraisal Records on file in the Office of
the Shelby County Property Tax Commissioner

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 11-1-2013

Print Charles O. Brown -or- Vanessa D. Brown

☒ Unattested

(verified by)

Sign

Vanessa D. Brown
(Grantor/Grantee/Owner/Agent) ☒

Form RT-1



20131107000440720 3/3 \$164.50
Shelby Cnty Judge of Probate, AL
11/07/2013 03:30:30 PM FILED/CERT