

SEND TAX NOTICE TO:

(NAME) JAMES AND MARIA BRANDT

(ADDRESS) 3121 Harwick Drive  
Birmingham, Alabama 35242

This instrument was prepared by

(Name) SHELDON PERHACS, ATTORNEY AT LAW

(Address) 1607 21<sup>ST</sup> STREET SOUTH, BIRMINGHAM, AL. 35205



20131205000470980 1/2 \$144.00  
Shelby Cnty Judge of Probate, AL  
12/05/2013 08:52:49 AM FILED/CERT

Form 1-1-27 Rev. 1/66

**WARRANTY DEED, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-Seven Thousand Dollars (\$127,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Tammy Nabors, an unmarried woman, (herein referred to as GRANTOR,), do grant, bargain, sell and convey unto James Richard Brandt and wife, Maria Gallion Brandt, as joint tenants with right of survivorship, (herein referred to as GRANTEE, (whether one or more), the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

Lot 5, according to the Survey of Stagg Run, as recorded in Map Book 39, Page 67, A & B, in the Probate Office of Shelby County, Alabama.

Taxes for the year 2013 and subsequent year;

Easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions not of record or visible on said property;

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein;

Restrictions appearing of record in Instrument 2007-57625 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said GRANTEE, his, her or their heirs and assigns forever.

And I, Tammy Nabors, for itself and for its successors and assigns covenant with the said grantee, his heirs, successors and assigns, that the grantor is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that the grantor has a good right to sell and convey the same as aforesaid; that the grantor will until its successors and assigns shall warrant and defend the same to the said grantee, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 4th day of December 2013.

Sheldon Perhacs  
WITNESS

Tammy Nabors  
TAMMY NABORS

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Shelby County, AL 12/05/2013  
State of Alabama  
Deed Tax: \$127.00

I, Sheldon Perhacs, a Notary Public in and for said County, in said State, hereby certify that TAMMY NABORS, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of December 2013.

Sheldon Perhacs  
Notary Public  
MY COMMISSION EXPIRES: 12/27/15

# Real Estate Sales Validation Form

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

Grantor's Name JAMMY NABORS  
Mailing Address \_\_\_\_\_  
INDIAN SPRINGS  
ALABAMA

Grantee's Name JAMES R BRANT  
Mailing Address 3121 HARDWICK DR  
BIRMINGHAM AL 35242

Property Address 1151 STAGG RUN TRAIL  
INDIAN SPRINGS AL  
3524

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 127,000.00

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  
☐ 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 a

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).

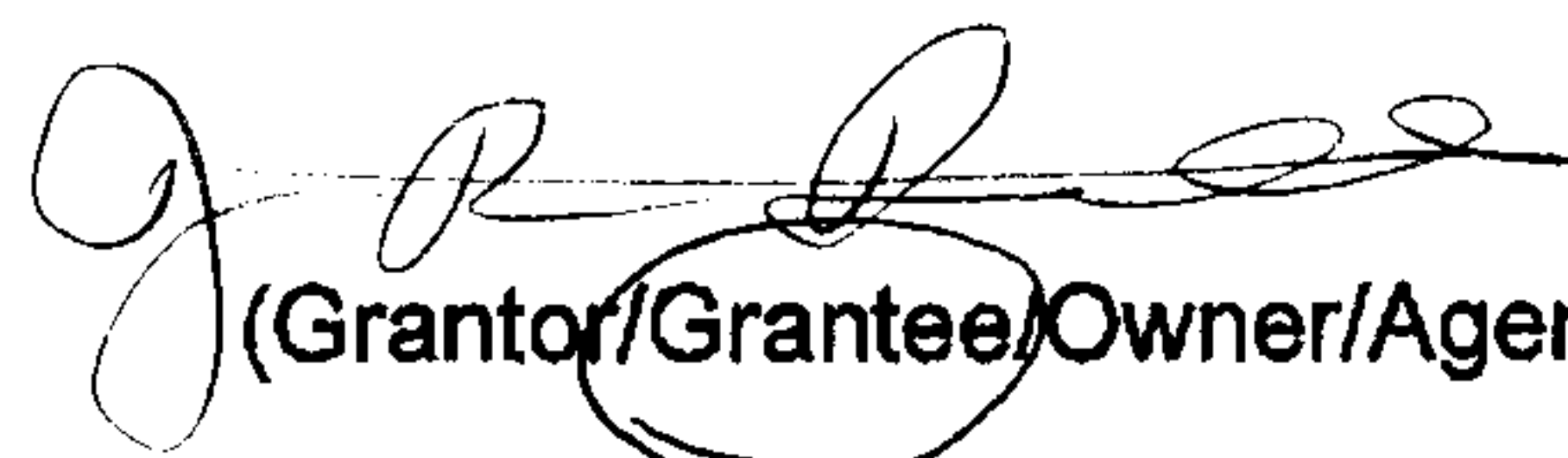
Date 12/4/13

Print JAMES R BRANT

Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1