

Document Prepared By:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 North 18th Street
Bessemer, Alabama 35020

Send Tax Notice To:
Umar Brown
and Melynda Brown
27 Monte Tierra Trail
Alabaster, AL 35007

CORPORATE DEED/ JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF ONE HUNDRED THIRTY-FOUR THOUSAND NINE HUNDRED NO/100 DOLLARS (\$134,900.00) *being the consideration recited in that agreement entered into by and between the Grantor(s) and Grantee(s)*, to the undersigned grantor (whether one or more), a limited liability company, in hand paid by the grantee herein, the receipt of where is acknowledged, the limited liability company, **TBL Properties, LLC, whose mailing address is 141 North Lake Drive, Birmingham, AL 35242** (herein referred to as Grantor(s)) grants, sells, bargains and conveys unto **Umar Brown and wife, Melynda Brown, whose mailing address is 27 Monte Tierra Trail, Alabaster, AL 35007**(herein referred to as Grantee(s)), 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 the following described real estate, situated in **Shelby County, Alabama** to wit:

Lot 27, according to the Survey of Monte Tierra, as recorded in Map Book 5, Page 114, in the Probate Office of Shelby County, Alabama.

Property Address: 27 Monte Tierra Trail, Alabaster, AL 35007
Source of Title: Instrument 20110721000211740, Shelby County, Alabama.

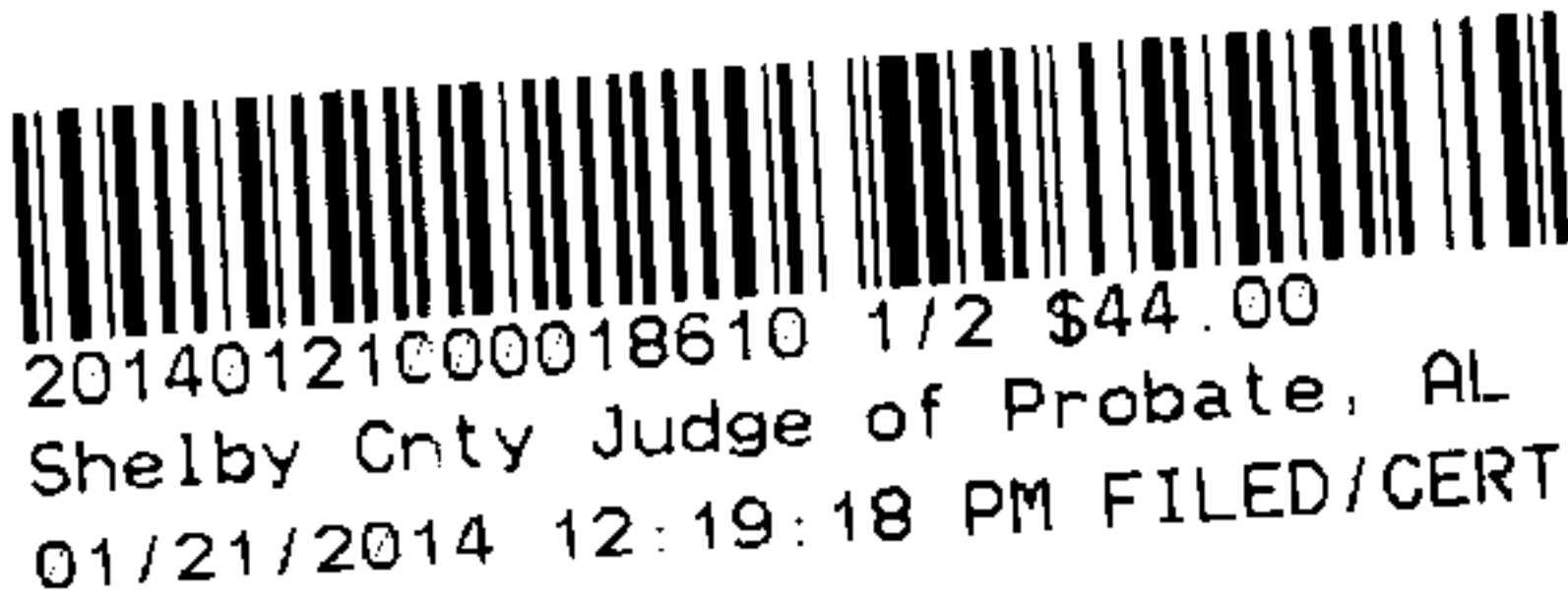
Subject to any and all easements, set back lines, restrictions, conditions, covenants, mineral and mining rights and current taxes not due.

\$107,920.00 of consideration above paid from the proceeds of a purchase money mortgage closed herewith.

TO HAVE AND HOLD the afore-granted premises in fee simple to the said Grantees, their heirs, successors and assigns forever.

And said limited liability company does for itself, its successors and assigns, covenant with said Grantees, their heirs, successors and assigns, that it is, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Daniel Burnham, Member, TBL Properties, LLC**, who is authorized to execute this conveyance, has hereto set its signature and seal this date: January 9th, 2014.



GRANTOR(S):

TBL Properties, LLC

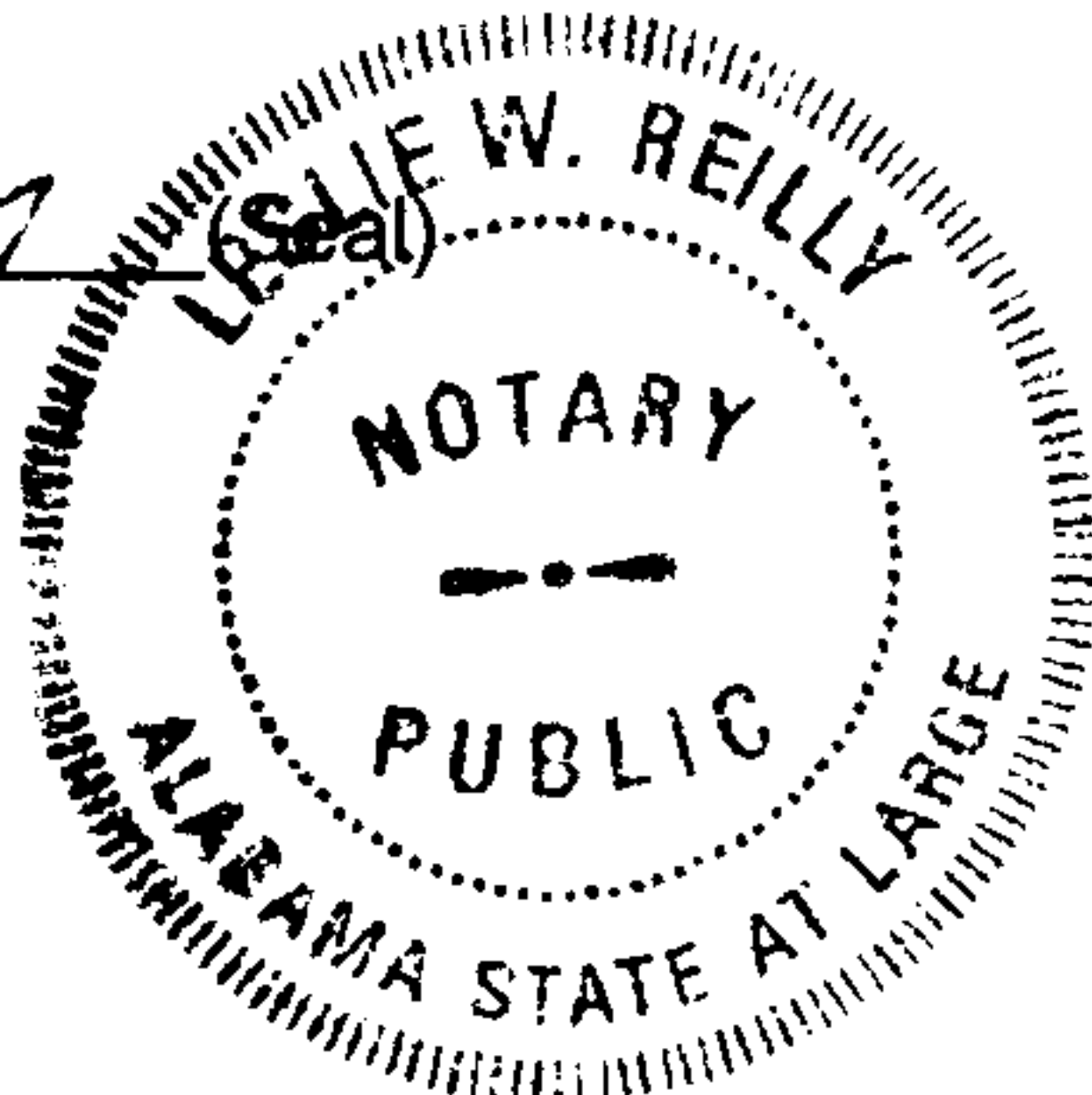
By: [Signature] (SEAL)
Daniel Burnham , Its Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned notary public in for said State, hereby certify that, **Daniel Burnham , Member, TBL Properties, LLC**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this document, as such officer and with full authority, executed the same voluntarily on the same bears date as said act of limited liability company.

Given under my hand and signed this date: January 9th, 2014.

[Signature]
Notary Public: Leslie W. Reilly
My Commission Expires: 2-4-17

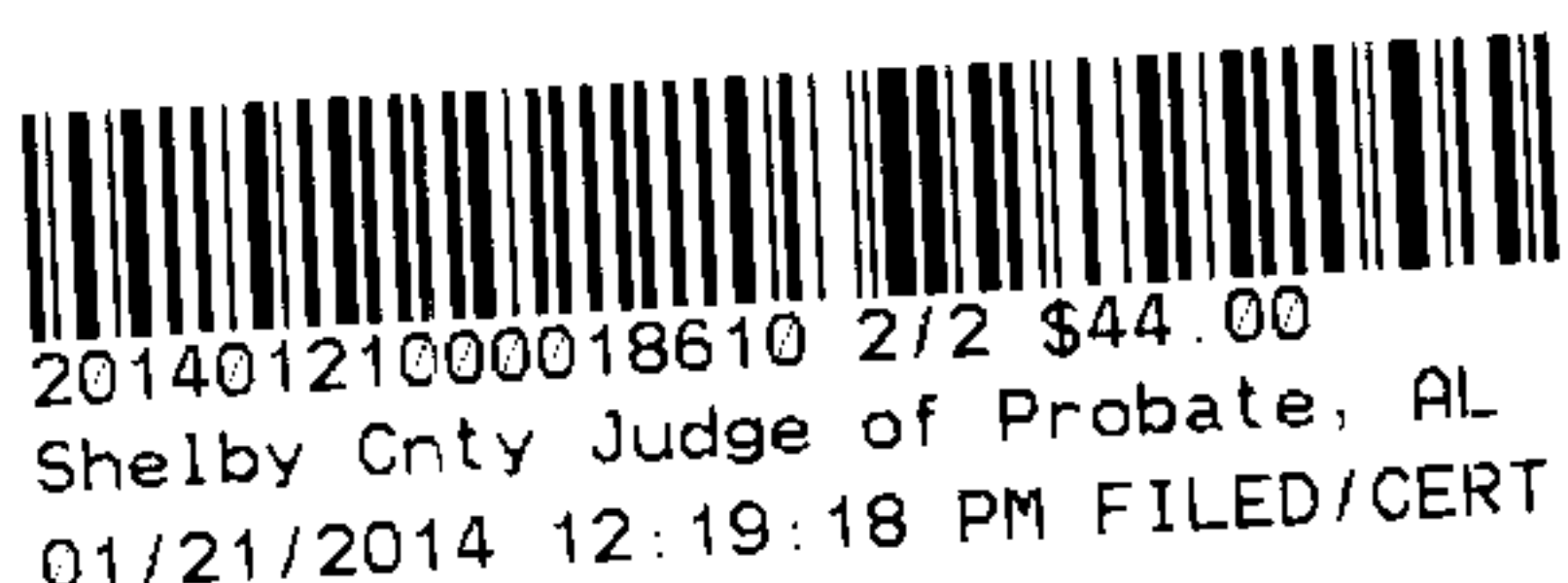


Shelby County, AL 01/21/2014
State of Alabama
Deed Tax: \$27.00

Real Estate Sales Validation Form

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

Grantor's Name	<u>TBL Properties, LLC</u>	Grantee's Name	<u>Umar Brown</u>
Mailing Address	<u>1411 North Lake Dr</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>27 Monte Tierra Trail,</u> <u>Alabaster, AL 35007</u>
Property Address	<u>27 Monte Tierra Trail</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>January 9</u> , 2014
		Total Purchase Price	<u>\$ 134,900.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>



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 January 9
2014

Print Umar Brown

☐ Unattested

(verified by)

Sign X Umar Brown X Maynard Brown
(Grantor/Grantee/Owner/Agent) circle one