

This instrument was prepared without benefit of title evidence. Description furnished by grantor.

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Keith Bracknell
5608 10th Avenue South
Minneapolis, MN 55417

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/100 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I **KEITH BRACKNELL**, a Married man grant, bargain, sell and convey unto **KEITH BRACKNELL** the following described real estate, situated in: Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2014 and subsequent years, restrictions, easements and rights of way of record.

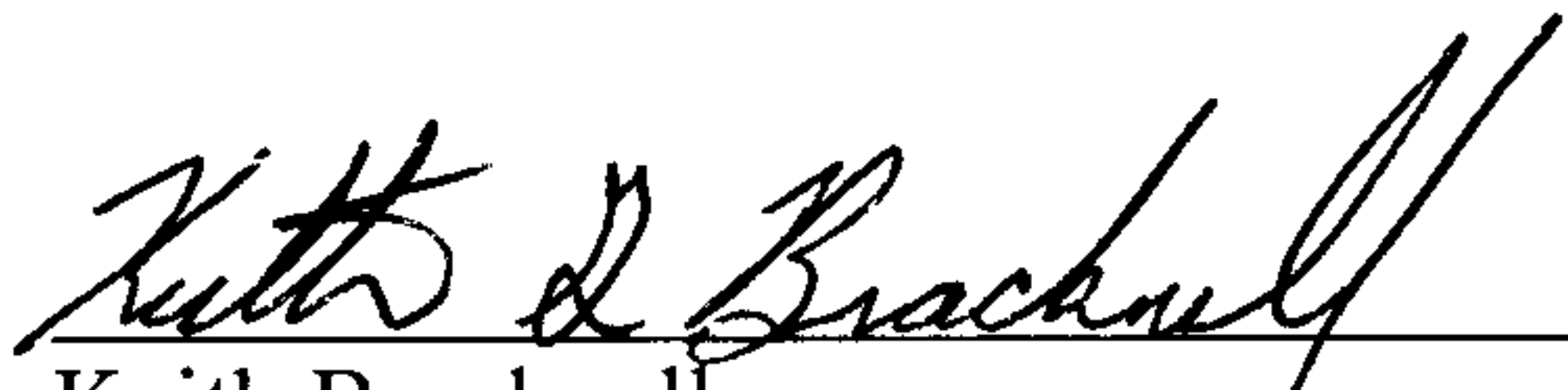
KEITH BRACKNELL is the sole heirs of William C. Bracknell, who died on or about the 8th day of March, 2014, and of Betty L. Bracknell, who died on or about the 1st day of September, 2013.

This property constitutes no part of the household of the grantor, or of his spouse.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1th day of April, 2014..


Keith Bracknell

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that KEITH BRACKNELL, 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1th day of April, 2014.

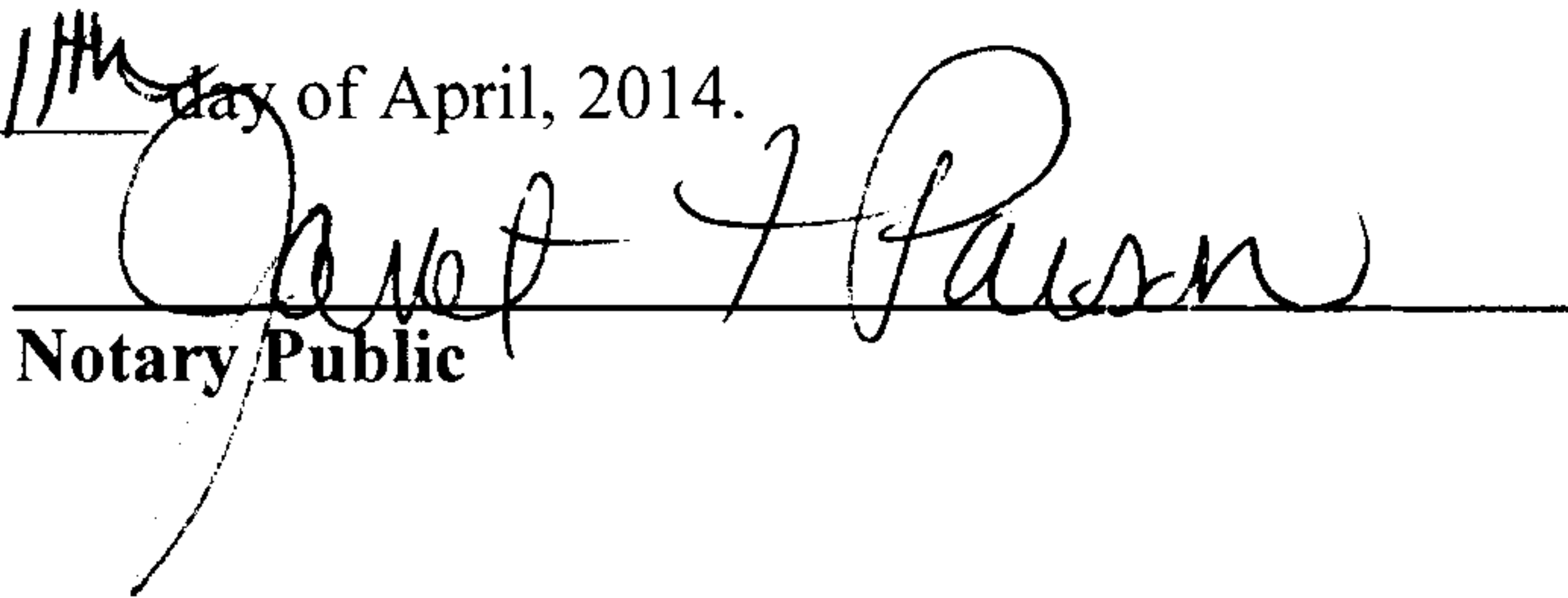
My Commission Expires: 10/4/16

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SE corner of Lot 17 of Glasscock's Subdivision Spring Creek, Block 5, as recorded in Map Book 4, Page 23; thence run West along the South line of said subdivision a distance of 292.35 feet; thence turn an angle of 90 degrees 00 minutes 00 seconds left and run a distance of 4.63 feet; thence turn an angle of 61 degrees 20 minutes 23 seconds left to the chord of a curve to the right and run a distance of 52.77 feet along said chord; thence turn an angle of 28 degrees 41 minutes 16 seconds left from said chord and run a distance of 197.45 feet; thence turn an angle of 89 degrees 02 minutes 52 seconds right and run a distance of 151.26 feet; thence turn an angle of 120 degrees 02 minutes 20 seconds left and run a distance of 140.83 feet; thence turn an angle of 20 degrees 28 minutes 46 seconds left and run a distance of 40.00 feet; thence turn an angle of 105 degrees 48 minutes 11 seconds left and run a distance of 110.30 feet; thence turn an angle of 70 degrees 53 minutes 43 seconds right and run a distance of 34.71 feet to the point of beginning.



20140418000113440 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
04/18/2014 11:13:12 AM 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 Keith Bracknell
Mailing Address 5608 10th Ave So
Minneapolis
MN 55417

Grantee's Name Keith Bracknell
Mailing Address _____

Property Address 248 West
Moonlight Bay
Shelby 35143

Date of Sale 4-11-2014
Total Purchase Price \$ 5000.00
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 288,670.00

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 Will

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 11 Apr 14

Print Keith Bracknell

____ Unattested _____
(verified by)

Sign Keith Bracknell
(Grantor/Grantee/Owner/Agent) circle one

