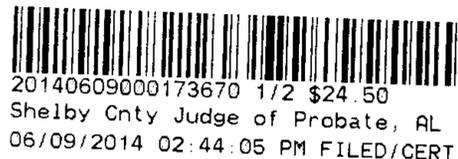


SEND TAX NOTICE TO:

Name David Branin  
Katherine Branin  
Address 1532 Tropical Lane  
Alabaster, Alabama 35007

This instrument was prepared by  
Name Larry L. Halcomb, Attorney  
Address 15 Office Park Circle, Suite #100  
Birmingham, AL 35223

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**



STATE OF ALABAMA }  
SHELBY COUNTY }

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **One hundred forty nine thousand and no/100 DOLLARS (\$149,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

**Rita Ann Romager, a single woman**

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

**David Branin and Katherine Branin**

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to-wit:

**Lot 11, in Block 7, according to the Map and Survey of Southwind, Third Sector, as recorded in Map Book 7, Pages 25 A & B, in the Probate Office of Shelby County, Alabama.**

**Minerals and Mining rights excepted.**

**Subject to taxes for 2014.**

**Subject to easements, building lines, restrictions and rights of way to Alabama Power Company, of record.**

**Rita Ann Romager is the surviving grantee of deed recorded in Instrument No. 1996-25743, Probate Office of Shelby County, Alabama; the other grantee, Donald C. Romager having died on or about September 7, 2013.**

**\$141,550.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.**

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right to 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 6th day of June, 2014.

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)  
Rita Ann Romager

STATE OF ALABAMA }  
JEFFERSON COUNTY }

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that **Rita Ann Romager, a single woman**, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of June A.D., 2014.

Shelby County, AL 06/09/2014  
State of Alabama  
Deed Tax: \$7.50

\_\_\_\_\_  
Notary Public - Larry L. Halcomb  
My commission expires: 1/23/2018

**REAL ESTATE SALES VALIDATION FORM**

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

<b>Grantor's Name</b>	Rita Ann Romager	<b>Grantee's Name</b>	David Branin Katherine Branin
<b>Mailing Address</b>	1532 Tropical Lane Alabaster, Alabama 35007	<b>Mailing Address</b>	1532 Tropical Lane Alabaster, Alabama 35007
<b>Property Address</b>	1532 Tropical Lane Alabaster, Alabama 35007	<b>Date of Sale</b>	June 6, 2014
		<b>Total Purchase Price</b>	\$149,000.00
		<b>Or</b>	
		<b>Actual Value</b>	
		<b>Or</b>	
		<b>Assessor's Market Value</b>	

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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input type="checkbox"/>	Closing Statement		

If the conveyance document presented for recordation contains all the r above, the filing of this form is not required.



20140609000173670 2/2 \$24.50  
Shelby Cnty Judge of Probate, AL  
06/09/2014 02:44:05 PM FILED/CERT  
PERSONS CONVEYING INTEREST TO

**INSTRUCTIONS**

Grantor's name and mailing address – provide the name of the person or 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: June 6, 2014

Print: Larry L. Halcomb

Unattested  
 (Verified by)

Sign :   
Agent