

**This instrument prepared by:**  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

**SEND TAX NOTICE TO:**  
Daniel Acker  
212 Shoal Creek Circle  
Montevallo, AL 35115

20141104000347890  
11/04/2014 02:06:00 PM  
DEEDS 1/2

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA                    )**  
**SHELBY COUNTY                    )**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Thirty-Nine Thousand And No/100 Dollars (\$139,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, David L. Brazier and wife, Sondra Brazier, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Daniel Acker (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:


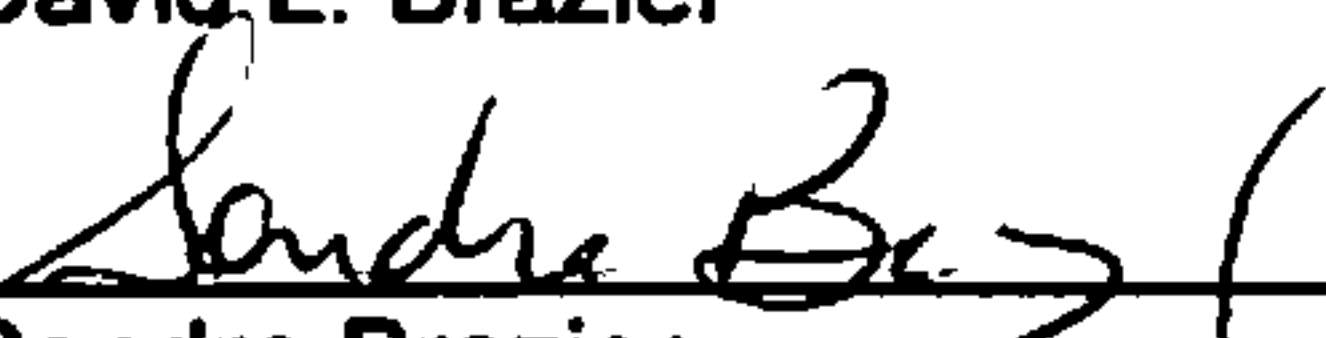
Lot 21, according to the Amended Map of Shoal Creek Highlands, Second Sector, as recorded in Map Book 16, Page 41, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Twenty-Five Thousand And No/100 Dollars (\$125,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

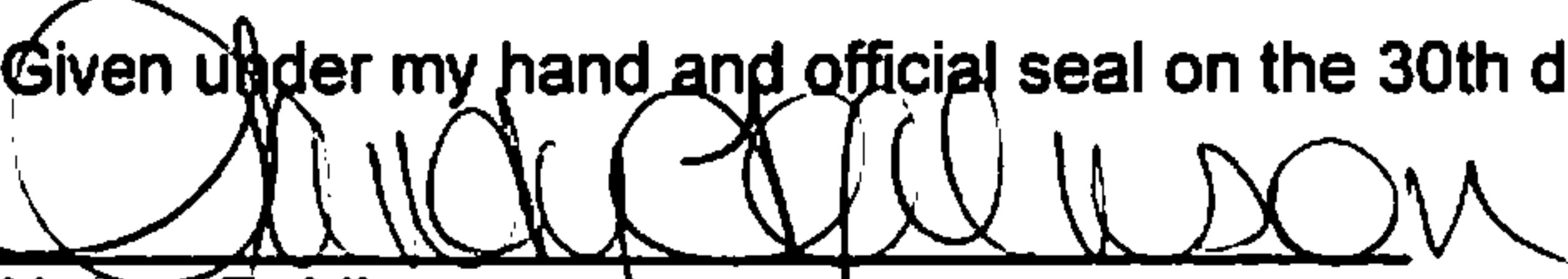
**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

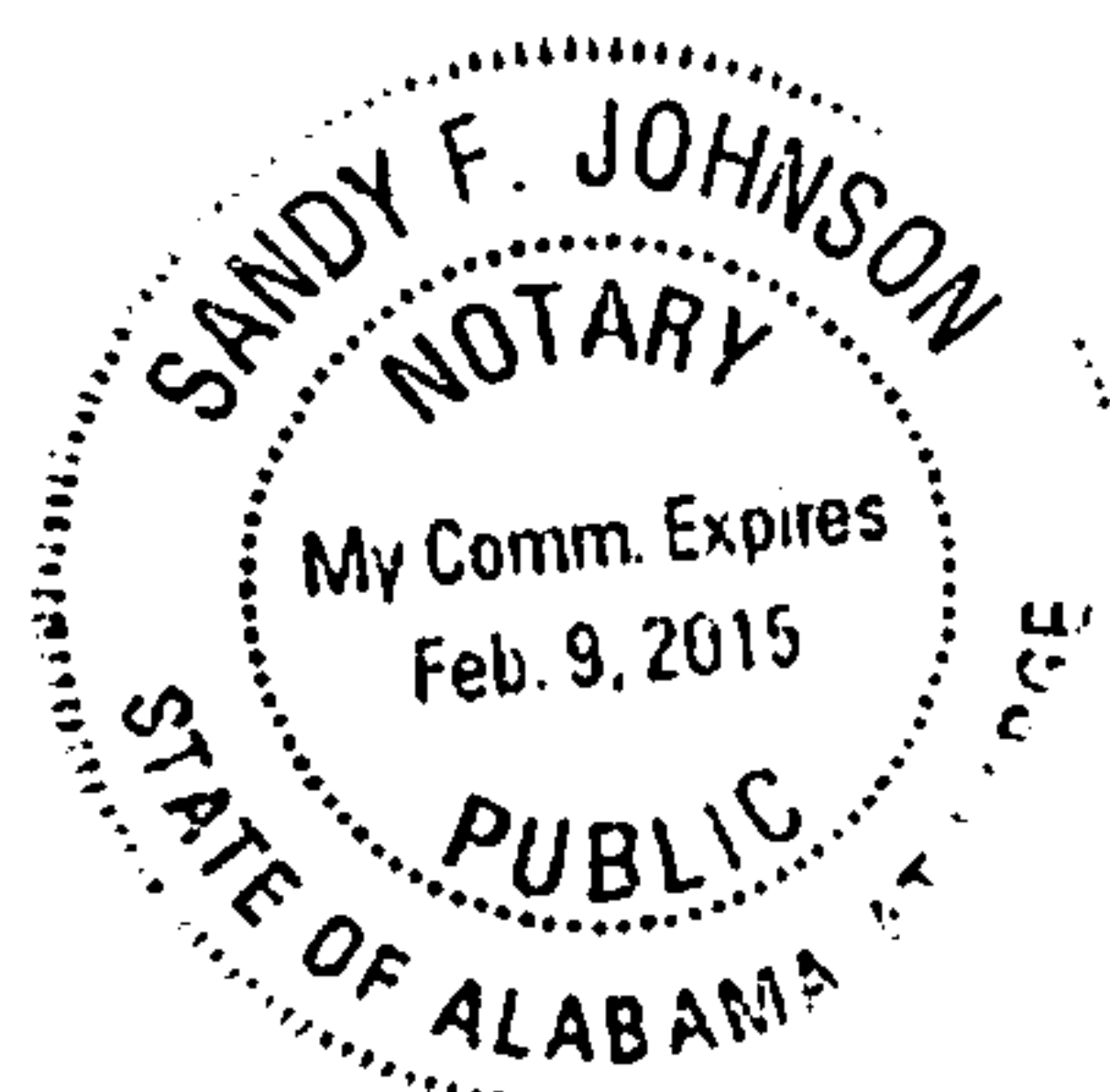
**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on October 30, 2014.

  
\_\_\_\_\_  
David L. Brazier  
  
\_\_\_\_\_  
Sondra Brazier

**STATE OF ALABAMA                    )**  
**SHELBY COUNTY                    )**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David L. Brazier and Sondra Brazier, 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 on the day same bears date.

Given under my hand and official seal on the 30th day of October, 2014.  
  
\_\_\_\_\_  
Notary Public  
Commission Expires:



## Real Estate Sales Validation Form

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

Grantor's Name	David L. Brazier and Sondra Brazier	Grantee's Name	Daniel Acker
Mailing Address	212 Shoal Creek Circle Montevallo, AL 35115	Mailing Address	11308 Bishop Ridge West Blocton, AL 35184

Property Address	212 Shoal Creek Circle Montevallo, AL 35115	Date of Sale	October 30, 2014
		Total Purchase Price	\$139,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 - David L. Brazier and Sondra Brazier, 212 Shoal Creek Circle, Montevallo, AL 35115.

Grantee's name and mailing address - Daniel Acker, 11308 Bishop Ridge, West Blocton, AL 35184.

Property address - 212 Shoal Creek Circle, Montevallo, AL 35115

Date of Sale - October 30, 2014.

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.

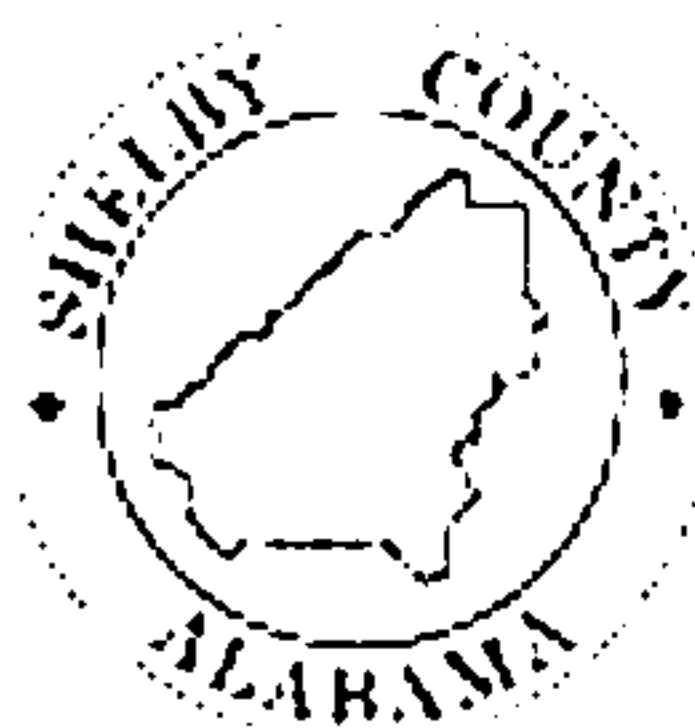
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: October 30, 2014

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/04/2014 02:06:00 PM  
\$31.00 JESSICA  
20141104000347890