

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-14-21746

Send Tax Notice To: Brandy Lewis  
1210 Brantley Hill Road  
Pelham, AL 35124

## WARRANTY DEED

20141124000370280 1/3 \$40.00  
Shelby Cnty Judge of Probate, AL  
11/24/2014 02:19:12 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Thousand Dollars and No Cents (\$200,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Helen Brown Brantley, Probate Case #2011-000563, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brandy Lewis**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to taxes for 2014 and subsequent years all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$180,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of November, 2014.

*Candace Harrington*

Estate of Helen Brown Brantley, Probate Case  
#2011-000563, Shelby County, Alabama

By: Candace Harrington, Executrix

State of Alabama

County of Shelby  
*Kimberly A. Gordon Williamson*

I, ~~Mike T. Atchison~~, a Notary Public in and for the said County in said State, hereby certify that Candace Harrington as Executrix of The Estate of Helen Brown Brantley, Probate Case #2011-000563, Shelby County, Alabama, 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 the 21st day of November, 2014.

*Kimberly A. Gordon Williamson*  
Notary Public, State of ~~Alabama~~ Georgia  
Mike T. Atchison  
My Commission Expires: Aug 4, 2017



Shelby County, AL 11/24/2014  
State of Alabama  
Deed Tax: \$20.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A part of the SE 1/4 of the SE 1/4 of Section 11, Township 20 South, Range 3 West, being more particularly described as follows:

Commence at the NE Corner of Lot 7, Block 2 of Brookfield, Second Sector, as recorded in Map Book 6, Page 16, in the Office of the Judge of Probate of Shelby County, Alabama; thence S00°02'03"E, a distance of 166.63' to the POINT OF BEGINNING; thence N57°53'46"E, a distance of 100.31'; thence S80°23'13"E, a distance of 95.45'; thence N87°26'57"E, a distance of 28.15'; thence N58°04'16"E, a distance of 18.28'; thence N28°00'08"E, a distance of 86.51'; thence S72°00'55"E, a distance of 17.94'; thence S28°03'44"W, a distance of 17.90'; thence S26°05'59"W, a distance of 91.06'; thence S19°45'09"E, a distance of 34.84'; thence S68°35'09"W, a distance of 30.00'; thence S06°53'35"W, a distance of 57.60'; thence S17°02'48"W, a distance of 47.00'; thence S51°59'34"W, a distance of 36.71'; thence S01°29'13"E, a distance of 36.69'; thence S88°10'21"W, a distance of 174.00'; thence N01°52'40"W, a distance of 189.00'; thence N88°57'06"E, a distance of 13.01' to the POINT OF BEGINNING.

Situated in Shelby County, Alabama.



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## Real Estate Sales Validation Form

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

Grantor's Name Estate of Helen Brown Brantley,  
Probate Case #2011-000563, Shelby  
County, Alabama  
Mailing Address 1210 Brantley Hill  
Pelham, AL 35124  
Property Address 1210 Brantley Hill Road  
Pelham, AL 35124

Grantee's Name Brandy Lewis

Mailing Address 1210 Brantley Hill Road  
Pelham, AL 35124

Date of Sale November 21, 2014  
Total Purchase Price \$200,000.00

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 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 of 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 November 18, 2014

Unattested

AC

(verified by)

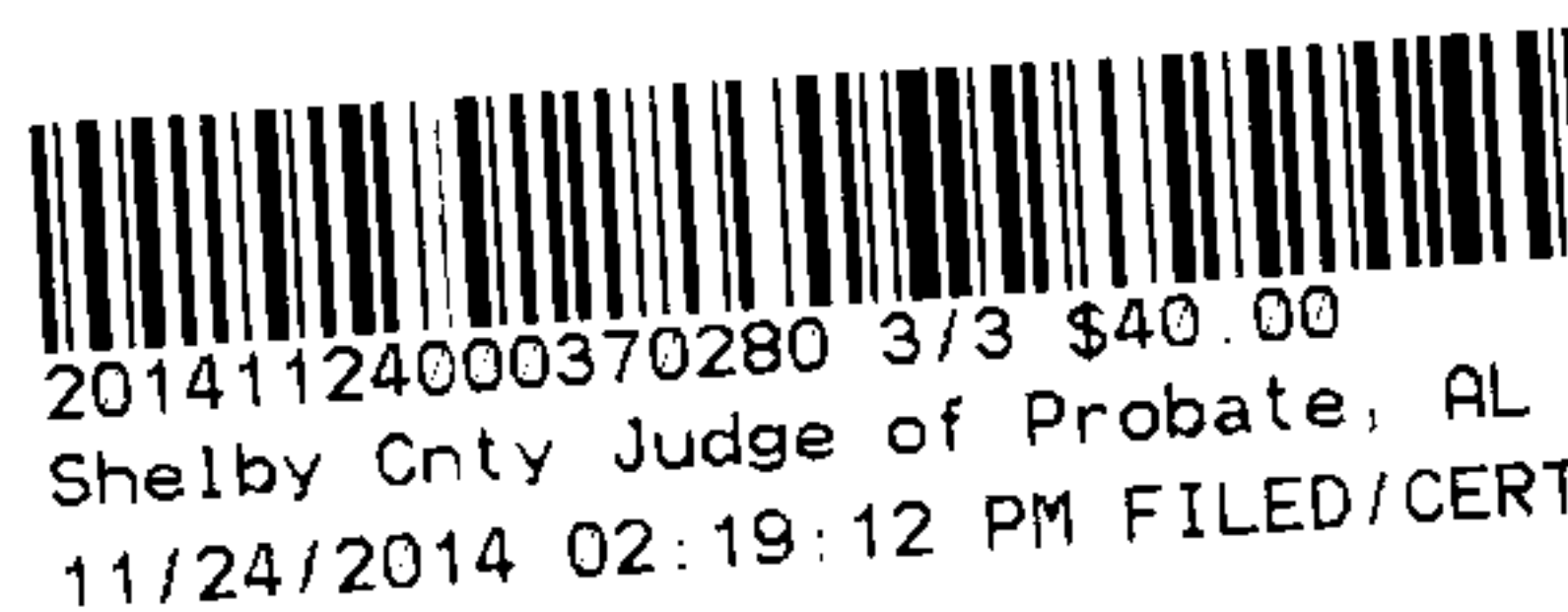
Print

Candice Harrington

Sign

Candice Harrington

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1