

20141125000371860 1/2 \$82.50
Shelby Cnty Judge of Probate, AL
11/25/2014 01:42:05 PM FILED/CERT

SEND TAX NOTICE TO:

MARY E. BROWN
4056 Lakewood Drive
Bessemer, AL 35020

This instrument was prepared by:
Lynn Hoff Bailey
3535 Grandview Parkway, Suite 550
Birmingham, Alabama 35243

Form 1-1-6 Rev. 8-70

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

-Magic City Title Company, Inc., Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and no/100 (\$10.00), and other good and valuable consideration, to the undersigned grantor, **Mary E. Wadsworth Brown and husband Sterling Russell Brown and Bertha E. Johnston**, an unmarried woman, (herein referred to as grantor), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said grantor does by these presents, grant, bargain, sell and convey unto **Mary E. Brown and Sterling Russell Brown** (herein referred to as grantee, whether one or more) the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

Lot 129, according to the Survey of The Cottages at Stonehaven, Phase Two, as recorded in Map Book 24, Page 74 in the Probate Office of Shelby County, Alabama.

Note: Mary E. Brown is one and the same as Mary E. Wadsworth

Subject to easements, agreements and restrictions of record.

TO HAVE AND TO HOLD, to the said grantee, his, her, or their heirs and assigns forever. And said grantor does for itself, its successors and assigns, covenant with said grantee, his, her or their heirs and assigns that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that it has a good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall, warrant and defend that same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, the said grantor, **Mary E. Wadsworth Brown, Sterling Russell Brown and Bertha E. Johnston** Given under my hand and seal this 25 day of November, 2014.

Mary E. Wadsworth Brown
Mary E. Wadsworth Brown
Sterling Russell Brown
Sterling Russell Brown
Bertha E. Johnston
Bertha E. Johnston

Jefferson
STATE OF ALABAMA
-SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mary E. Wadsworth Brown, Sterling Russell Brown and Bertha E. Johnston**, 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 voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of November, 2014

[Signature]
Notary Public

Shelby County, AL 11/25/2014
State of Alabama
Deed Tax: \$64.50

MY COMMISSION EXPIRES FEBRUARY 7, 2017

Real Estate Sales Validation Form

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

Grantor's Name Bertha E. Brown
Mailing Address 545 Collette Street
Birmingham AL
35214

Grantee's Name Mary E. Brown
Mailing Address 4056 Lakewood Drive
Bessemer, AL
35020

Property Address 116 Stoneham Trail
Pelham AL 35124

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 128,900.75
\$64,450.00

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

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 11/25/14

Print MARY E. BROWN

Unattested _____

(verified by)

Sign

Mary E. Brown
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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