


Send tax notice to:
William Michael Brayer and Leigh B. Brayer
112 Moss Hill Court
Calera, AL 35040
File No. PEL1400101

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY


20150102000001090 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
01/02/2015 12:10:19 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00) in hand paid to the undersigned, **Susan Dale Farrell, Co Executor of the Estate of Patricia Lynn McClain, deceased Probate Case No PR-2014-000202 and James E. Roberts, Co Executor of the Estate of Patricia Lynn McClain, deceased Probate Case No PR-2014-000202** (hereinafter referred to as "Grantors"), by **William Michael Brayer and Leigh B. Brayer** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 61, according to the Survey of Southern Hills, Sector 6, Phase One, as recorded in Map Book 17, Page 93, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Patricia Lynn McClain is one and the same person as Patricia Lynn McLain and also the same as Patricia C. McClain.

Patricia Lynn McClain a/k/a Patricia C. McClain is the surviving Grantee of that certain deed recorded in Instrument No 1996-13340. Don McClain, the other grantee, having died on or about the 20th day of January, 2012.

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

\$ 190,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee

simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantees, their heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this,
the 26 day of NOV, 2014.

Susan Dale Farrell
Susan Dale Farrell Co Executor of the Estate

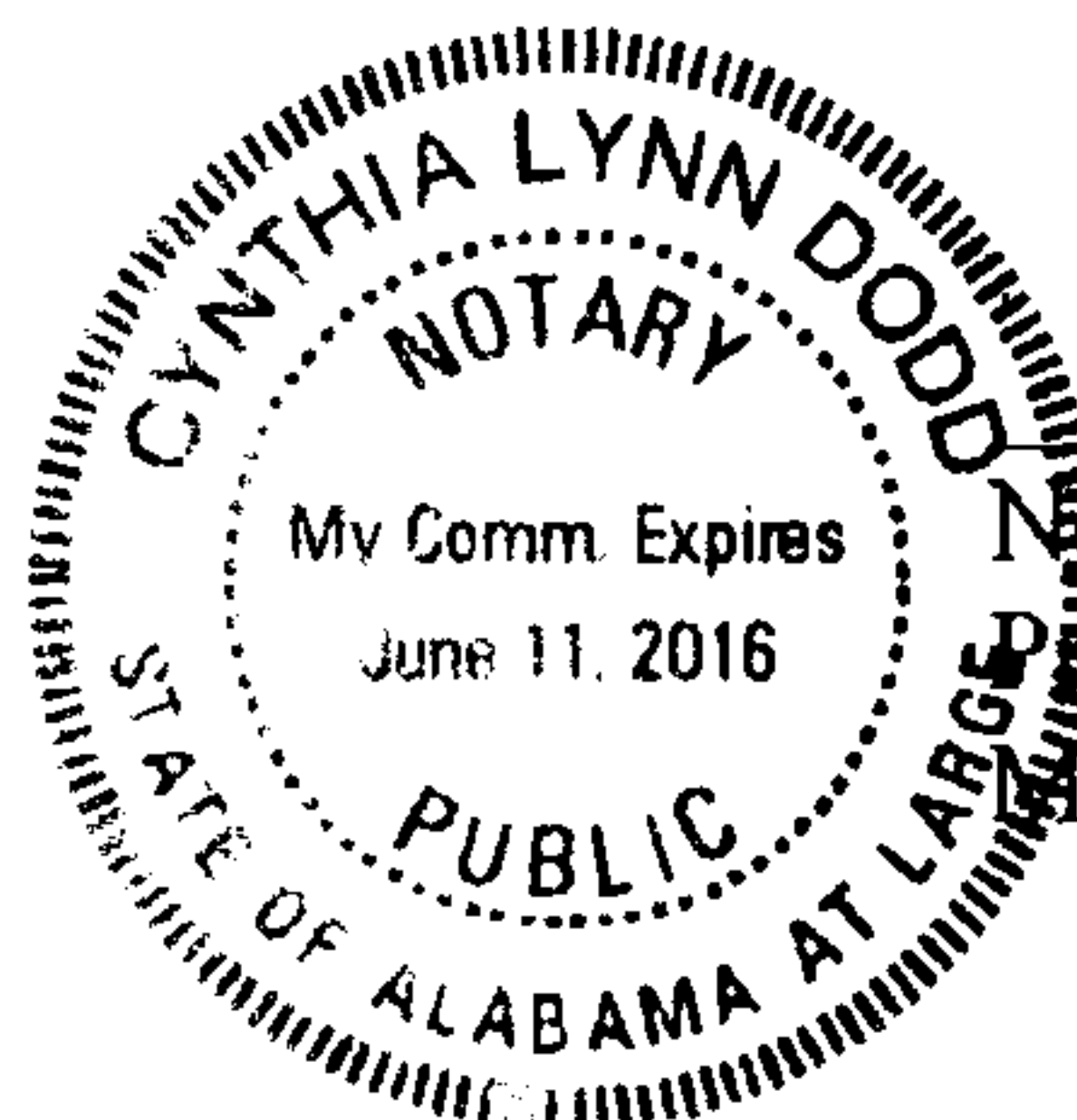

James E. Roberts, Co Executor of the Estate
of Patricia Lynn McClain, deceased Probate
Case No. PR-2014-000202

STATE OF Ala)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan Dale Farrell, Co Executor of the Estate of Patricia Lynn McClain, deceased Probate Case No PR 2014-000202 and James E. Roberts, Co Executor of the Estate of Patricia Lynn McClain, deceased Probate Case No PR 2014-000202, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they, as such Co Executors and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the NOV 26 2014 day of _____.

[NOTARIAL SEAL]



Notary Public
Printed Name: _____
My 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: Susan Dale Farrell
Mailing Address: 112 Moss Hill Court
Calera, AL
35040

Grantee's Name: William Michael Brayer and Leigh B. Brayer
Mailing Address: 112 Moss Hill Court
Calera, AL 35040

Date of Sale: 11/26/2014

Property Address: 112 Moss Hill Court
Calera, AL 35040

Total Purchase Price: \$190,000.00
or

Actual Value: \$ n/a
or

County: Shelby

Assessor's Market Value: \$ n/a

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: 11/26/2014

Print: Michelle Pouncey

☐ Unattested

Sign

Michelle Pouncey
(Grantor / Grantee / Owner / Agent) Circle One


20150102000001090 3/3 \$21.00
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Form RT-1