

**THIS INSTRUMENT PREPARED BY:
(without the benefit of a title search)**

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Send Tax Notice to:

Charles and Gayle Bradberry
358 Kendrick Road
Chelsea, AL 35043


WARRANTY DEED

STATE OF ALABAMA

)

COUNTY OF SHELBY

)


20150326000094590 1/3 \$306.50
Shelby Cnty Judge of Probate, AL
03/26/2015 08:22:10 AM FILED/CERT

THIS IS A WARRANTY DEED executed and delivered this 6 day of March, 2015, by **Gayle Bradberry**, a married woman (hereinafter referred to as the "Grantor"), to **Charles Edward Bradberry, as Trustee of the Charles Tucker Bradberry Trust, dated December 1, 2012** (hereinafter referred to as the "Grantee").

WHEREAS, the Grantor desires through this conveyance to transfer all of her rights, title and interest in and to the real property described herein into the name of the Grantee.

NOW, THEREFORE, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency of which are acknowledged, the Grantor, a married woman, does grant, bargain, sell and convey unto the Grantee, as Trustee, all of the Grantor's right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Survey of Final Plat of Oaklyn Hills Phase 3, as recorded in Map Book 34, Page 52, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TITLE NOT EXAMINED – LEGAL DESCRIPTION PROVIDED BY THE GRANTOR.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

And the Grantor does for herself and for her heirs and assigns covenant with the said Grantee, its successors and assigns that the Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the same as aforesaid; that the Grantor will, and the Grantor's heirs and assigns shall, warrant and defend the same to the said the Grantee, its successors and assigns forever, against the lawful claims of all persons.

Grantor represents and warrants that no part of the premises constitutes her or her husband's homestead.

Shelby County, AL 03/26/2015
State of Alabama
Deed Tax: \$286.50

Any trustee of the Charles Tucker Bradberry Trust, including Grantee, shall, in the trustee's fiduciary capacity, have full and complete power over the real property described herein, including, without limitation, the power and authority to acquire, sell, convey, encumber, lease, borrow, manage, protect, conserve, transfer, assign, dispose and otherwise deal with interests in the real property described herein. All powers of the trustee are fully set forth in the Charles Tucker Bradberry Trust dated December 1, 2012.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, this 6 day of March 2015.

GRANTOR:

Gayle Bradberry
Gayle Bradberry

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Gayle Bradberry**, 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 above and foregoing conveyance, she executed the same voluntarily on the day the same bears date.


Given under my hand and official seal of office this 6th day of March, 2015.

Doreen Ann Bradberry Ward
Notary Public

[NOTARY SEAL]

My commission expires: 4-08-18

THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED ANY TITLE OR SURVEY RELATED MATERIALS WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT GIVE ANY OPINION WITH RESPECT THERETO.


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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 Gayle Bradberry
Mailing Address 358 Kendrick Road
Chelsea, AL 35043

Grantee's Name Charles Edward Bradberry, Trustee of
Mailing Address Charles Tucker Bradberry Trust, dtd
12/1/2012 358 Kendrick Road
Chelsea, AL 35043

Property Address 508 Rolling Hills Drive
Chelsea, AL 35043


Date of Sale 3-6-15
Total Purchase Price \$ _____

or

Actual Value \$ 286,400

or

Assessor's Market Value \$ _____


20150326000094590 3/3 \$306.50
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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

☒ Appraisal

☐ Sales Contract

☐ Other _____

☐ 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 - 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 3-6-15

Print Gayle Bradberry

☒ Unattested

Sign Gayle Bradberry

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1