

Send tax notice to:

Daniel Brown

This instrument prepared by:

Daniel Brown

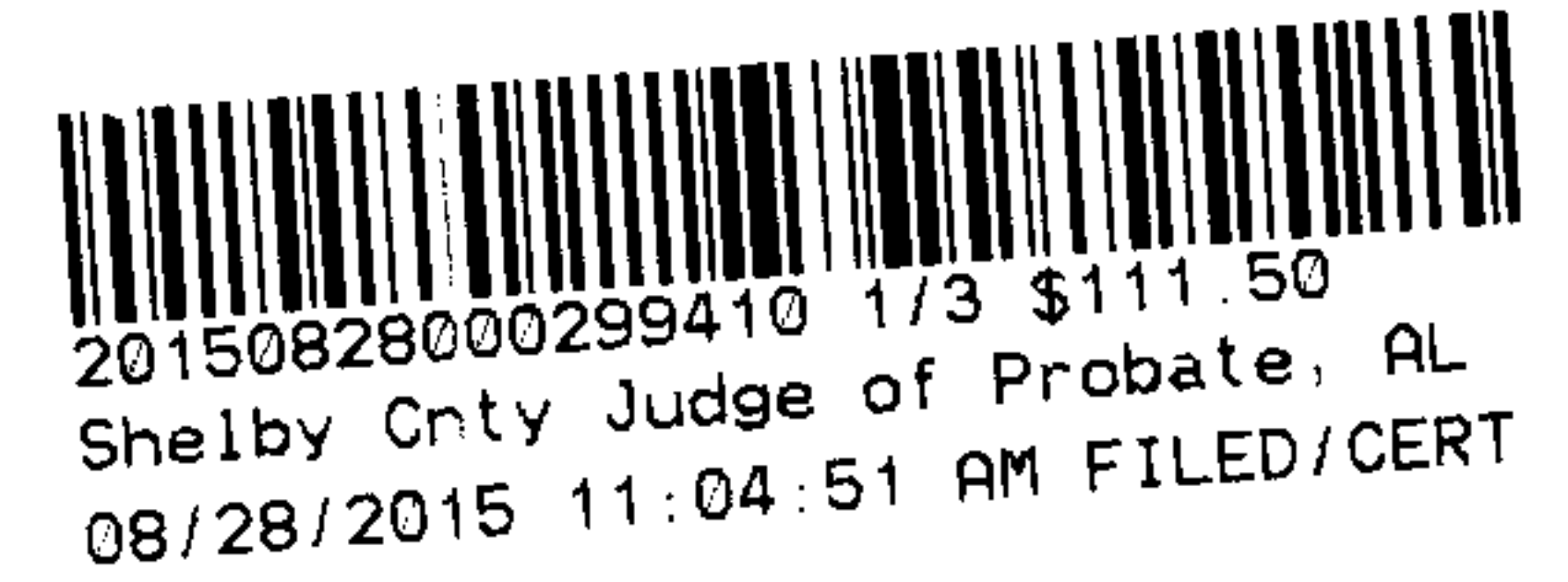
2032 Stonecreek Court

Helena, AL 35080

STATE OF ALABAMA

Jefferson COUNTY

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars & 00/100 and 00/100 Dollars (\$10.00) in hand paid to the undersigned, **Cori Brown, a single woman, Daniel Brown** (hereinafter referred to as "Grantor"), by **Daniel Brown** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1773, according to the Survey of Old Cahaba IV, 2nd Addition, Phase 5, as recorded in Map Book 34 at Page 53 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

20th IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the day of August, 2015.

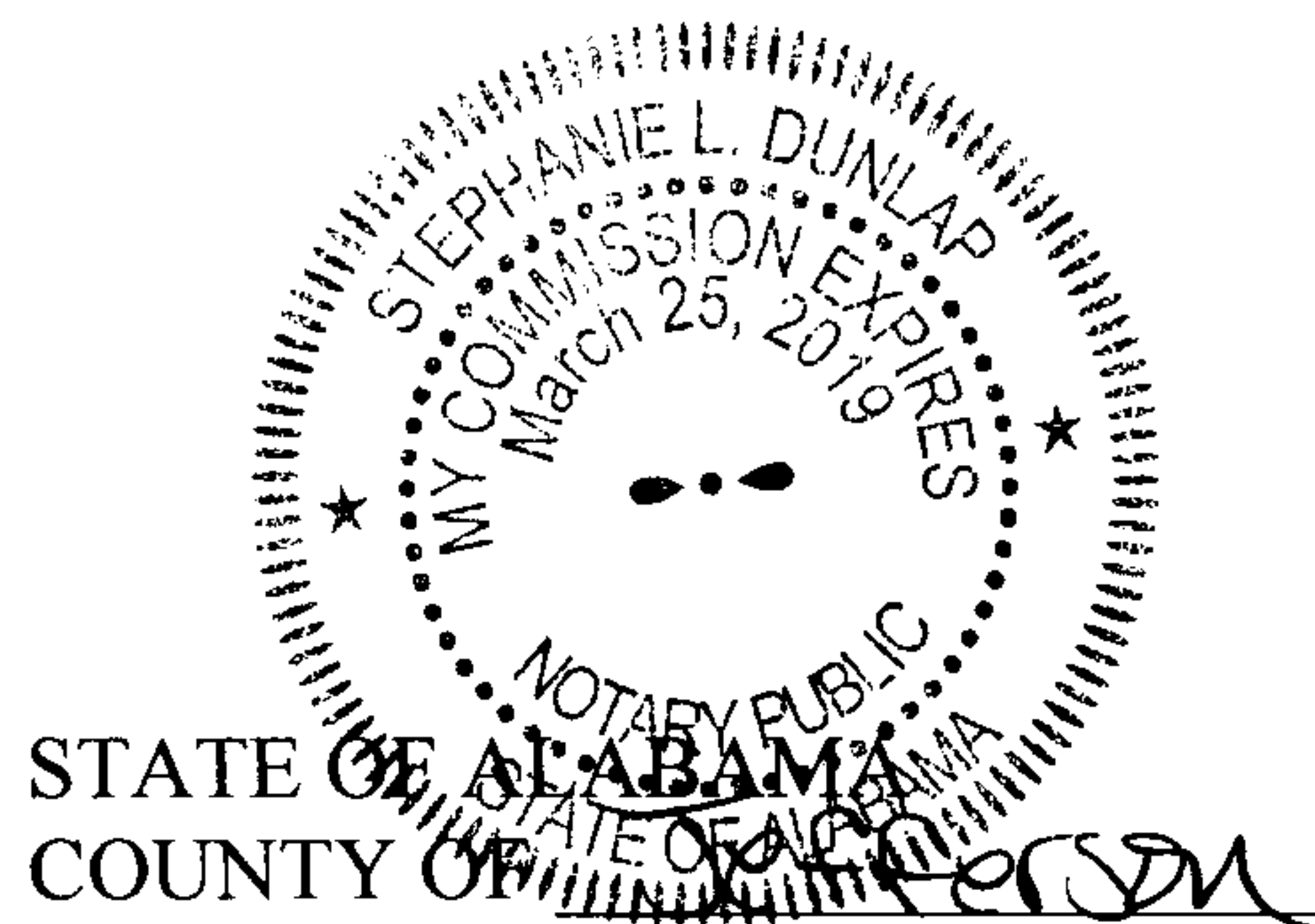

Cori Brown


Daniel Brown

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel Brown, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

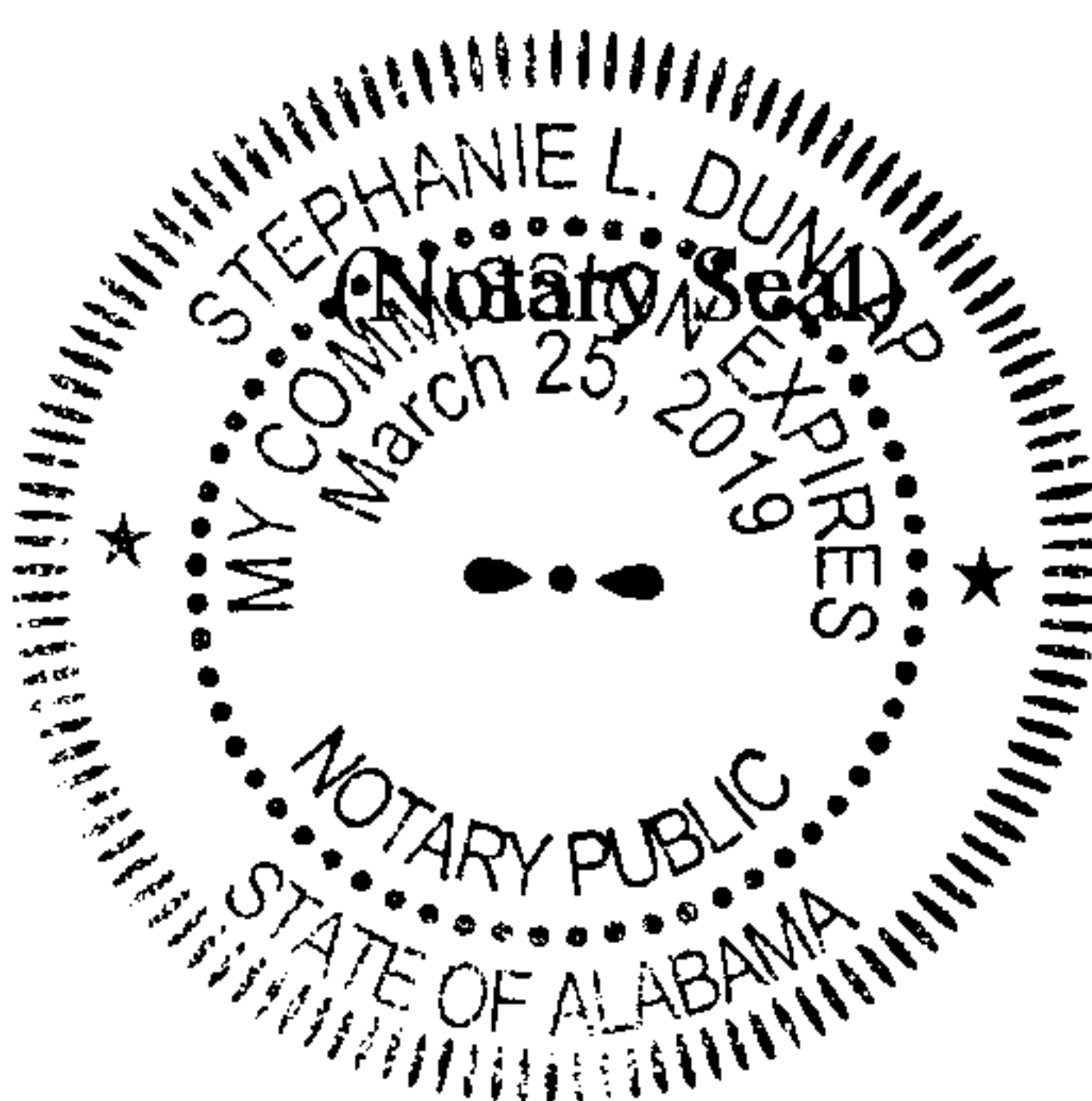
Given under my hand and official seal this, the 26th day of August, 2015.




[Signature]
Notary Public
Print Name:
Commission Expires:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cori Brown, a single woman, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 26th day of August, 2015.



[Signature]
Notary Public
Print Name:
Commission Expires:


20150828000299410 2/3 \$111.50
Shelby Cnty Judge of Probate, AL
08/28/2015 11:04:51 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Cori Brown
Mailing Address Address unknown

Grantee's Name Daniel Brown
Mailing Address 2032 Stonecreek Ct
Helena 35080

Property Address 2032 Stonecreek Ct
Helena AL 35080

Date of Sale 8/22/15
Total Purchase Price \$ _____
or
Actual Value \$ _____



20150828000299410 3/3 \$111.50
Shelby Cnty Judge of Probate, AL
08/28/2015 11:04:51 AM FILED/CERT

☒ Assessor's Market Value \$ 182,800. 1/2 91,400.

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 Tax Office

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 8/27/15

☒ Unattested

(verified by)

Print DANIEL P BROWN JR

Sign
(Grantor/Grantee/Owner/Agent) circle one