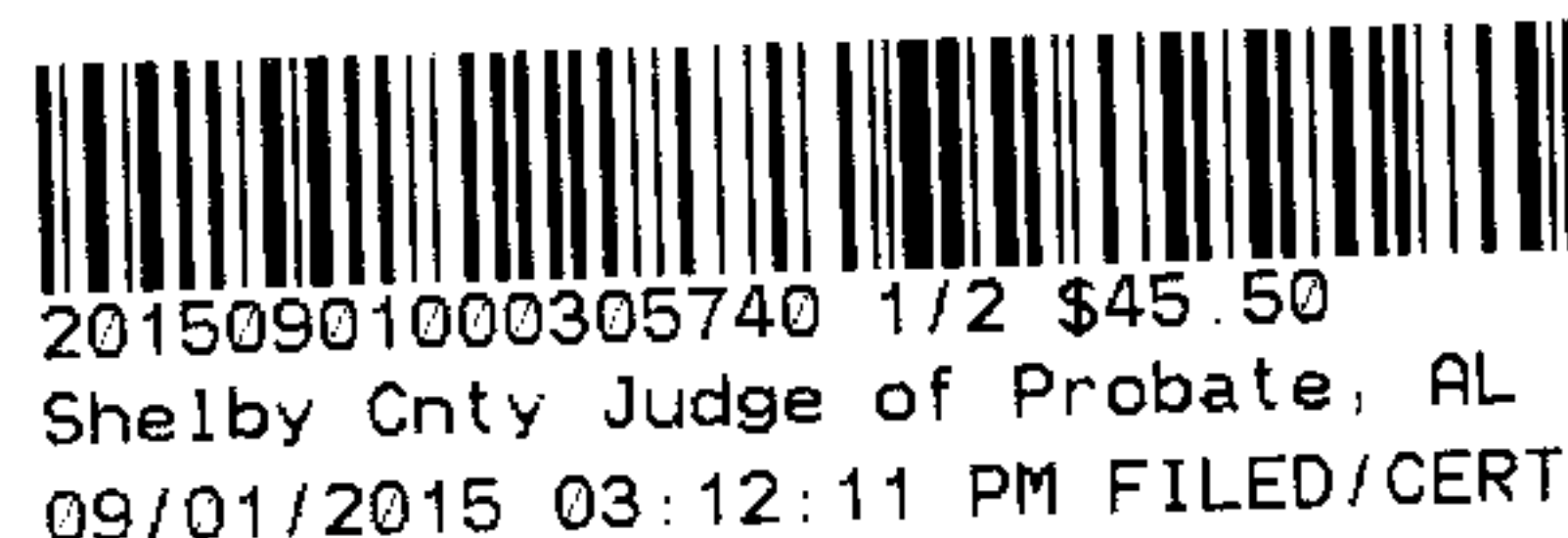


THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
JUDY ANN TROSPER
533 OLDE TOWNE LANE
ALABASTER, ALABAMA 35007

WARRANTY DEED



STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Forty One Thousand and 00/100 Dollars (\$141,000.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, GREGORY BROWN, AN UNMARRIED PERSON (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto JUDY ANN TROSPER (herein referred to as "Grantee"), all of her right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

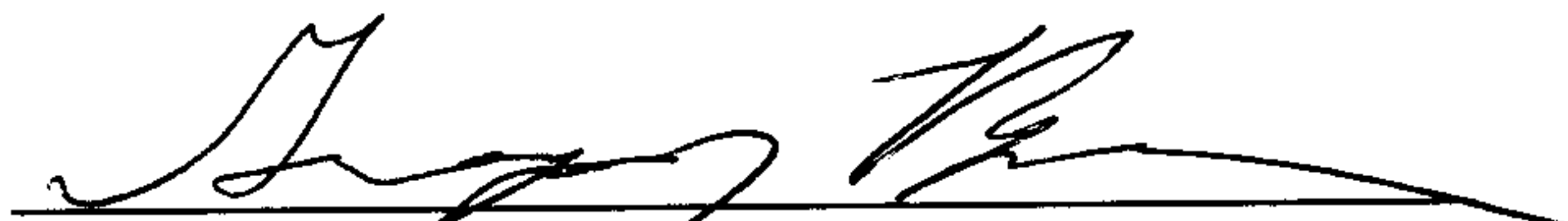
LOT 19, ACCORDING TO THE SURVEY OF OLD TOWNE FOREST, FIRST ADDITION, AS RECORDED IN MAP BOOK 9, PAGE 170, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

\$112,800 OF THE CONSIDERATION HEREIN WAS PROVIDED BY A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, and her assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set his hands and seals, this 20th day of AUGUST, 2015.


GREGORY BROWN

Shelby County, AL 09/01/2015
State of Alabama
Deed Tax: \$28.50

STATE OF ALABAMA)
SHELBY COUNTY)

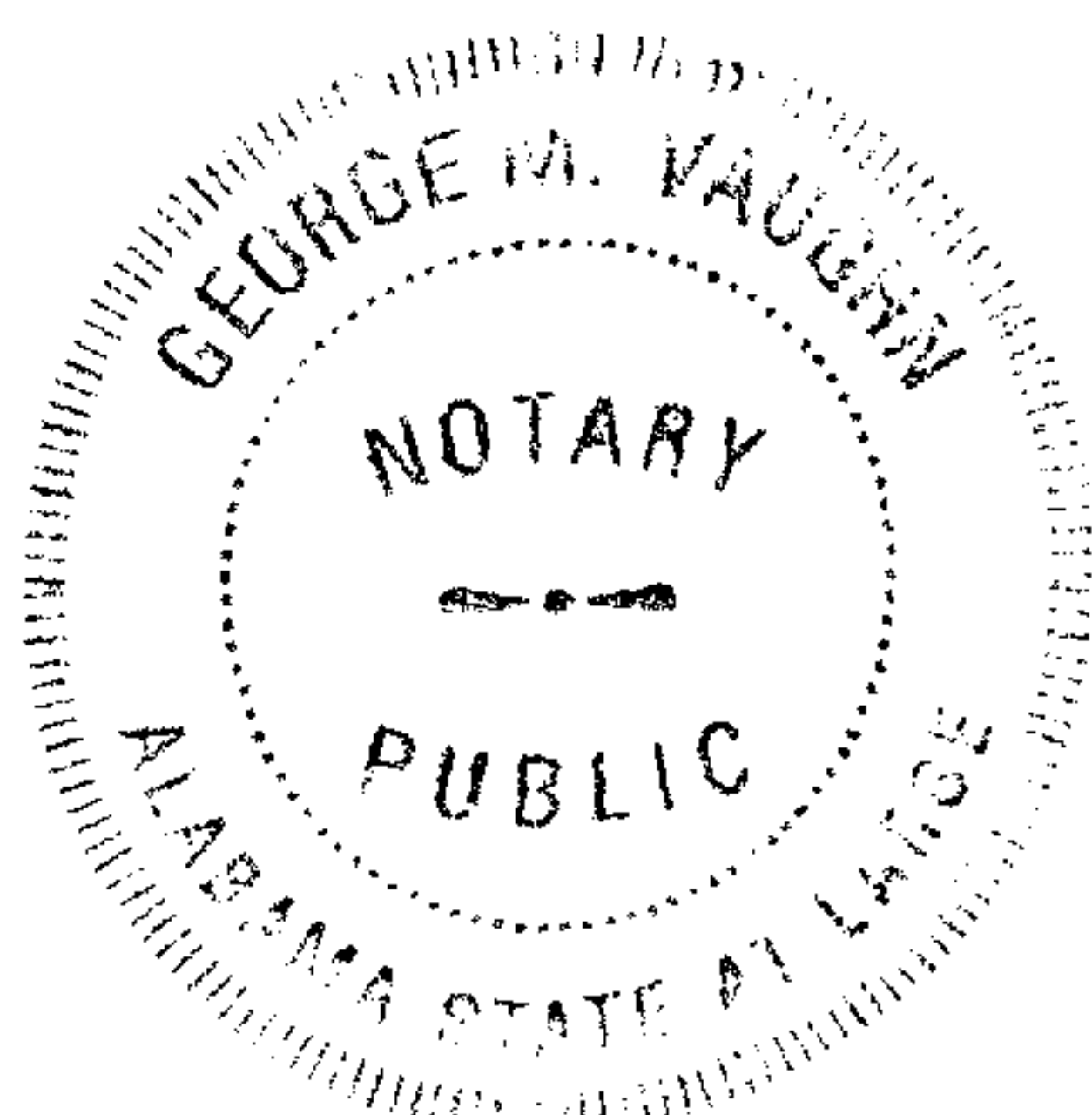
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, GREGORY BROWN whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily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

Given under my hand and official seal this 20th day of AUGUST, 2015.



Notary Public

My Commission Expires: 9/15/2017



Real Estate Sales Validation Form

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

Grantor's Name Gregory Brown
 Mailing Address At George Vaughn
300 Cahaba Park Circle Ste 100
Birmingham AL 35242

Grantee's Name Judy Trosper
 Mailing Address 533 Old Towne Lane
Alabaster, AL 35007

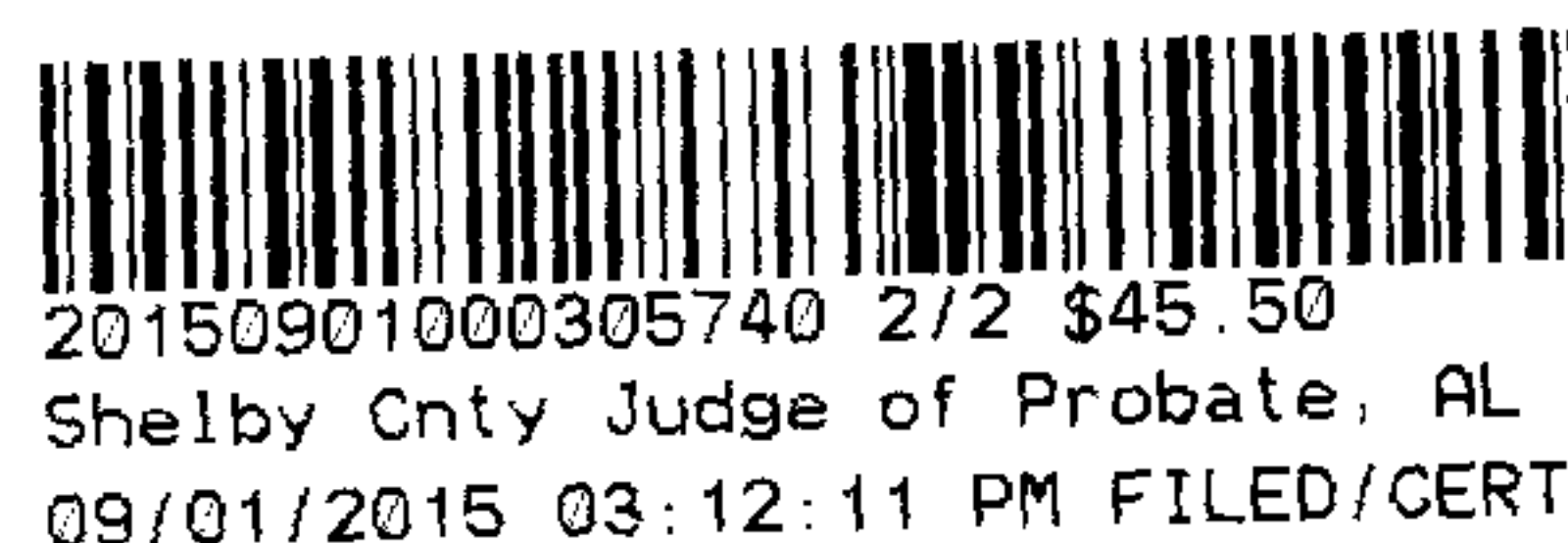
Property Address 533 Old Towne Lane
Alabaster, AL 35007

Date of Sale 8/21/2015
 Total Purchase Price \$ 141,000
 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 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 8/21/2015

Print George Vaughn

☐ Unattested
 (verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one