

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION, SURVEY OR ON-SITE INSPECTION

This Instrument Was Prepared By:
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PLEASE SEND TAX NOTICE TO:
Mary Ann Brown
220 Silverstone Lane
Alabaster, AL 35007

Source of Title: Instrument No. 20020610000273210

STATE OF ALABAMA	§	Warranty Deed
	§	Life Estate Without Right of Severance
COUNTY OF SHELBY	§	<u>And Indestructible Remainder to Trust</u>

KNOW ALL BY THESE PRESENTS, that for and in consideration of other good and valuable consideration and the further sum of Ten and No/100 (\$10.00) Dollars and to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, Mary Ann Brown, widow and surviving joint owner with her late husband, James R. Brown (herein referred to as the "Grantor"), do by these presents, grant, bargain, sell and convey unto herself, Mary Ann Brown, a life estate; and the remainder interest unto Sheila Ann Brown Barrow as trustee of the Brown Family Trust (herein collectively referred to as Grantees), as tenants in common without right of severance for and during the lifetime of the said Grantor, with the indestructible cross-contingent remainder into that certain Brown Family Trust in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 311, according to the Map and Survey of Stagecoach Trace, Sector 3, as recorded in Map Book 29, page 39, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to restrictive covenants as well as all other encumbrances, easements, rights-of-way, and covenants filed of record, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT: It is expressly provided, however, that Grantor hereby reserves unto herself, and Grantees by recordation hereof expressly agree that Grantor shall have the full possession, benefit, use and enjoyment of the described property, as well as of the rents, issues, and profits therefrom, if any, for and during the Grantor's natural life, for so long as said Grantor desires to maintain the subject premises as her principal residence or second home, including but not limited to the power to consume the described property. However, further provided, that if the subject premises are subject to any existing mortgage or other encumbrance for which the Grantor is liable as guarantor or otherwise, said Grantor by this conveyance acknowledges that he, she, it, or they as the case may be, retain ultimate responsibility and liability for said mortgage or encumbrance; and, by these presents does expressly guarantee collection and payment of any note associated with said existing mortgage or encumbrance, if any, against the subject premises.

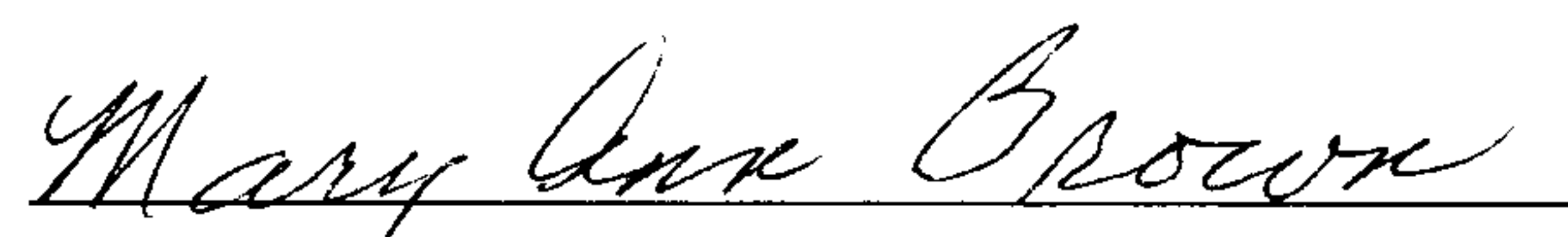
Together with all and singular the tenements, hereditaments, rights, privileges, ways and appurtenances thereunto belonging or in anywise appertaining.

The above description has been provided to the draftsman by the Grantor. The draftsman makes no warranty that the description referenced in this document is correct and complete, or that the Grantor is the owner of the premises. Since no survey nor title examination has been performed, the draftsman cannot make any representations in any manner that the premises are in compliance with any subdivision restrictions, state, county or city regulations if applicable. Also, please note that the draftsman makes no warranties or representations concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on or across the property.

TO HAVE AND TO HOLD to the said Grantees, as tenants in common without right of severance for and during their joint lives with the indestructible cross-contingent remainder into the Brown Family Trust, for the benefit of said trust beneficiaries, said property to be held and administered in accordance with the terms and conditions of the Brown Family Trust.

AND the Grantor does for herself, and for her heirs, executor, and administrator, covenant with the said Grantees, their successor and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she will and her heirs, executor and administrator shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 12th day of February, 2015.


Mary Ann Brown

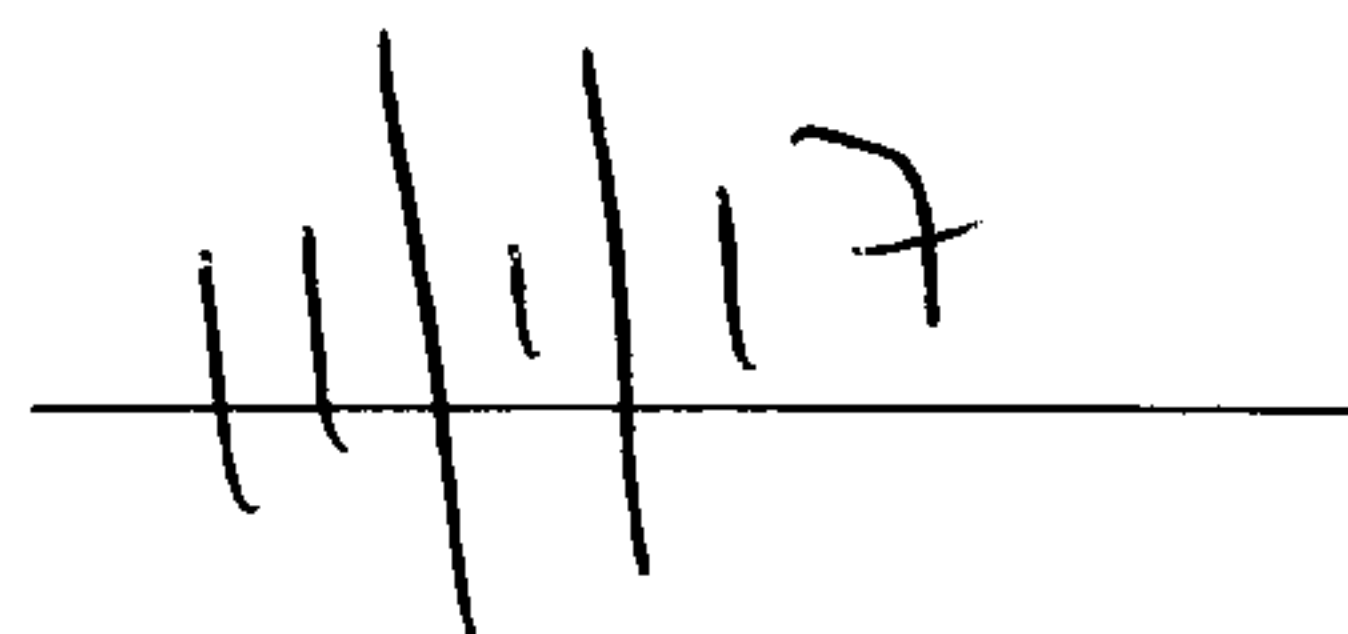
STATE OF ALABAMA §
 §
COUNTY OF SHELBY §

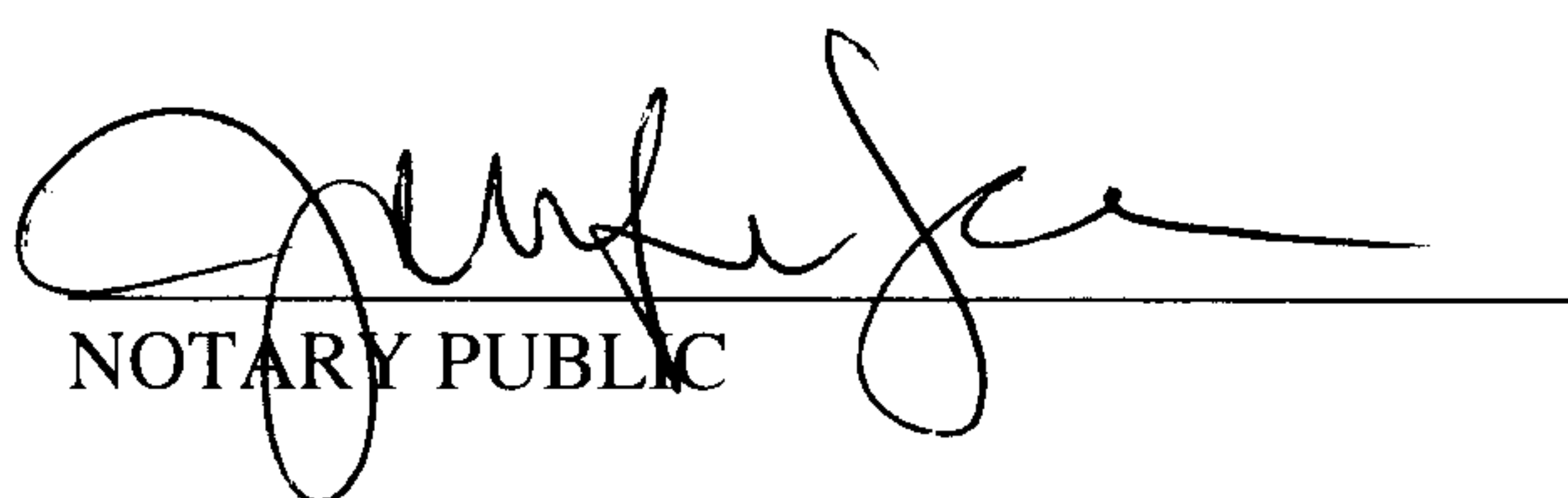
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Mary Ann Brown, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the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


Given under my hand this the 12th day of February, 2015.

(Seal)

My commission expires:




NOTARY PUBLIC


20150916000324560 2/3 \$166.00
Shelby Cnty Judge of Probate, AL
09/16/2015 11:03:09 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 Mary Ann Brown
Mailing Address James R. Brown
220 Silverstone Lane
Abolaster, AL 35007

Grantee's Name James R. Brown Fam. Tr
Mailing Address 220 Silverstone Lane
Abolaster, AL
35007

Property Address 220 Silverstone
Lane
Abolaster, AL
35007

Date of Sale 2-12-15

Total Purchase Price \$ _____


or
Actual Value \$ _____

or
Assessor's Market Value \$ 144,900.00

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


20150916000324560 3/3 \$166.00
Shelby Cnty Judge of Probate, AL
09/16/2015 11:03:09 AM FILED/CERT

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 2/12/15
Unattested

(verified by)

Print Mary Ann Brown
Sign Mary Ann Brown
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1