

This Instrument was Prepared by:

Shannon E. Price, Esq.
P.O. Box 19144
Birmingham, AL 35219


Send Tax Notice To: Michael L. Reedy
258 Jemison Drive LWF
Alabaster, AL 35007

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County


20151001000342800 1/3 \$23.00
Shelby Cnty Judge of Probate, AL
10/01/2015 08:10:47 AM FILED/CERT

That in consideration of the sum of **One Hundred Thirty Nine Thousand Nine Hundred Dollars and No Cents (\$139,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Robert E. Brooks and Majorie Brooks, husband and wife, whose mailing address is 18417 Plywood Mill Road, Andalusia, AL 36420** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael L. Reedy, whose mailing address is 258 Jemison Drive LWF, Alabaster, AL 35007** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 117 Ashford Lane, Alabaster, AL 35007**; to wit;

LOT 10, ACCORDING TO THE SURVEY OF SECOND ADDITION TO ASHFORD HEIGHTS, AS RECORDED IN MAP BOOK 17, PAGE 29, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$137,365.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

All taxes for the year 2015 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 17, Page 29.


Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records .


Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of September, 2015.


Robert E. Brooks, By: Brian K. Brooks, Attorney in Fact


Majorie Brooks, By: Brian K. Brooks, Attorney in Fact

State of Alabama

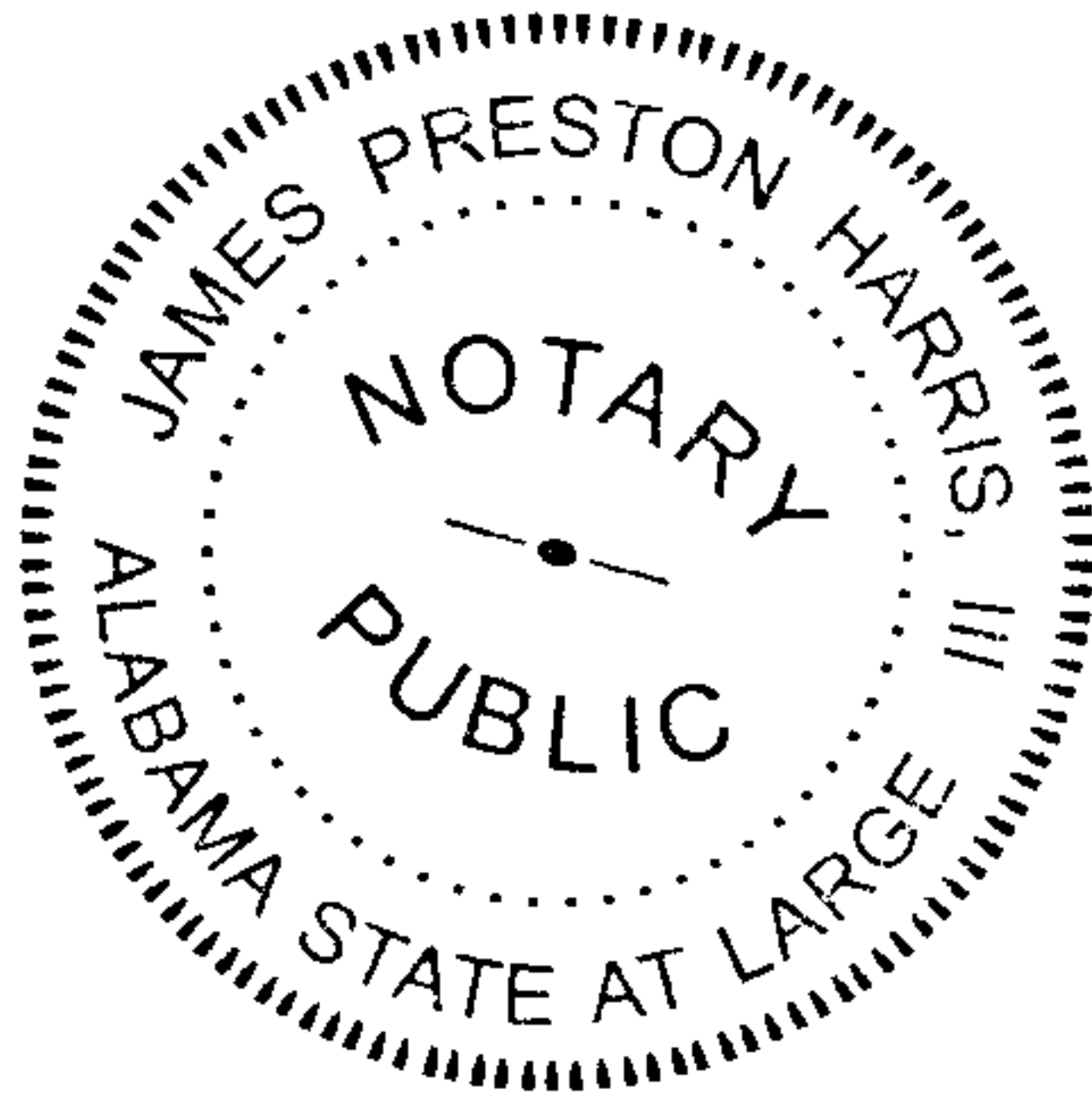
Shelby County, AL 10/01/2015
State of Alabama
Deed Tax: \$3.00

Jefferson County

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Brian K. Brooks whose name as Attorney in Fact for Robert E. Brooks and Marjorie Brooks, husband and wife,, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.
Given under my hand and seal on September 28, 2015.

Jim Preston Harris, JH
Notary Public

My commission expires: 3/21/2018



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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 Robert E. Brooks
Majorie Brooks
Mailing Address 18417 Plywood Mill Road
Andalusia, AL 36420
Property Address 117 Ashford Lane
Alabaster, AL 35007

Grantee's Name Michael L. Reedy
Mailing Address 258 Jemison Drive LWF
Alabaster, AL 35007
Date of Sale September 28, 2015
Total Purchase Price \$139,900.00
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 of 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 September 26, 2015

Print Robert E. Brooks

Unattested

(verified by)

Sign Robert E. Brooks

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1