

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION


20151001000343890 1/3 \$365.00
Shelby Cnty Judge of Probate, AL
10/01/2015 12:40:00 PM FILED/CERT

This instrument was prepared by:

Mitchell A. Spears
Attorney at Law
P O Box 119
Montevallo AL 35115
(205)665-5076

Send Tax Notice to: Judy F. Brantley

10939 Co. Rd. 73

Montevallo, AL 35115

MINIMUM VALUE: \$344,000.00

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION**, to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I (we),

JUDY F. BRANTLEY, an unmarried woman

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

JUDY F. BRANTLEY, CANDACE BRANTLEY ROBERSON and PHILLIP DANE BRANTLEY

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lots 1A and 2A, according to the resurvey of Lunceford's Industrial Park, as recorded in Map Book 29, Page 117, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- Taxes for the year 2015 and thereafter.**
- Right of way for Alabama Power Co. as recorded in Volume 317, page 489, and Volume 245, page 120, in the Probate Office of Shelby Co., Alabama.**
- Easement for Alabama Power Co. as recorded in Volume 118, Page 581 in the Probate Office of Shelby Co. Alabama.**
- Mineral and mining rights and rights incident thereto, if any, recorded in said Probate Office.**

Source of Title: Instrument No. 20141126000374580 and 20141126000374590.

TO HAVE AND TO HOLD to the said GRANTEE and to the heirs and assigns of Grantee forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantee and Grantee's 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 Grantee and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of September, 2015.

Judy F. Brantley
JUDY F. BRANTLEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **JUDY F. BRANTLEY**, 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 that same bears date.

Given under my hand and official seal, this the 29th day of September, 2015.

Michelle L. Damp
Notary Public
My Commission Expires: 5/18/19



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Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Judy F. Brantley
10939 Co. Rd. 73
Mailing Address Montevallo, AL 35115

Grantee's Name Judy F. Brantley, et al
10939 Co. Rd. 73
Mailing Address Montevallo, AL 35115

Property Address 101 Tony Holmes Drive
Pelham, AL 35124

Date of Sale Sept 29, 2015
Total Purchase Price \$ _____
Or
Actual Value \$ 344,000.00
Or (2/3 of Equity)
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
_____Settlement Statement

_____Appraisal
XX Other 2/3 of Equity Value Conveyed

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).

Sign

Judy F. Brantley
Judy F. Brantley