


Send tax notice to:  
Harriet D. Dunklin  
869 Highway 62  
Harpersville, AL 35078  
File No. BHM1500453

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

  
20151223000437750 1/4 \$55.00  
Shelby Cnty Judge of Probate, AL  
12/23/2015 01:33:01 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty Thousand and 00/100 Dollars (\$320,000.00) in hand paid to the undersigned **Renae Helmke Browning fka Renae Helmke and Jeffrey P. Browning, wife and husband** (hereinafter referred to as "Grantors"), by **Harriet D. Dunklin, a married woman** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Jefferson County, Alabama, to-wit:

**PLEASE SEE THE ATTACHED EXHIBIT 'A' FOR THE LEGAL DESCRIPTION.**

**Renae Helmke is one and the same person as Renae Helmke Browning.**

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL & MINING RIGHTS NOT OWNED BY THE GRANTORS.

**\$288,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

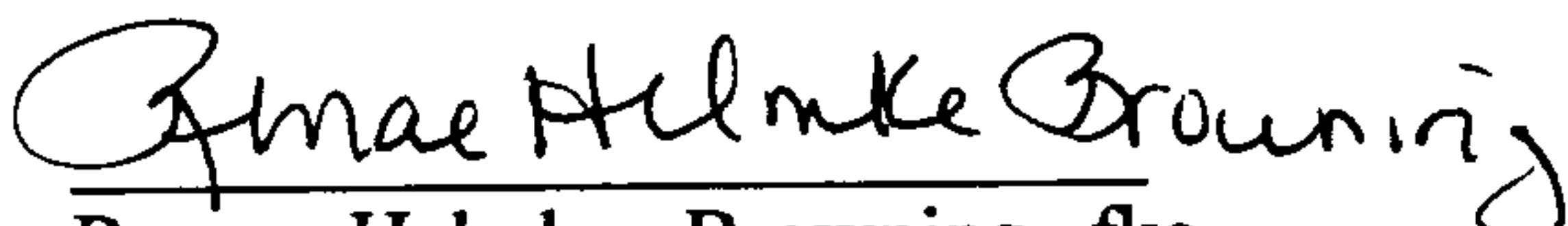
**TO HAVE AND TO HOLD** to Grantee, her heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 12/23/2015  
State of Alabama  
Deed Tax: \$32.00

20151223000437750 2/4 \$55.00  
Shelby Cnty Judge of Probate, AL  
12/23/2015 01:33:01 PM FILED/CERT

IN WITNESS WHEREOF, Grantors Renae Helmke Browning fka Renae Helmke and Jeffrey P. Browning, wife and husband have hereunto set their signatures and seals on December 18, 2015.

  
Renae Helmke Browning fka  
Renae Helmke


  
Jeffrey P. Browning

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Renae Helmke Browning fka Renae Helmke and Jeffrey P. Browning, wife and husband, whose name are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18 day of December, 2015.

(NOTARIAL SEAL)

  
Notary Public  
Print Name: Caitlin Hardee Graham  
Commission Expires: 4-14-2019

**EXHIBIT 'A'**

**A parcel of land lying in the NW ¼ of Section 25, Township 19 South, Range 2 East in Shelby County, Alabama, being more particularly described as follows:**

**Commence at the SW corner of ¼; thence run North along the West line of said Section for a distance of 3187.62 feet to a point on the Northerly right of way margin of Shelby County Road #62; thence turn an angle to the left of 91°53'22" and run Easterly along said right of way for a distance of 219.97 feet to a point; thence turn an angle right of 110°26'08" and leaving said right of way run Northeasterly for a distance of 346.83 feet to an iron pin set, said point being the point of beginning of the following described parcel; thence continue along the last described course for a distance of 210.00 feet to an iron pin set; thence turn an interior angle right of 90°00'00" and run Westerly for a distance of 210.00 feet to an iron pin set; thence turn an angle right of 90°00'00" and run Southerly for a distance of 210.00 feet to an iron pin set; thence turn an interior angle right of 90°00'00" and run Easterly for a distance of 210.00 feet to the point of beginning.**

**30.00 feet wide ingress and egress easement**

**Commence at the Southeasterly corner of the above described parcel; thence run Westerly along the South line of said parcel for a distance of 15.00 feet to the centerline and the point of beginning of the following described 30.00 feet wide easement; thence turn an angle right of 90°00'00" and run Southerly along said centerline for a distance of 353.00 feet to the Northerly right of way Shelby County Hwy #62 and the end of said easement.**



## Real Estate Sales Validation Form

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

Grantor's Name Renae Helmke Browning  
Mailing Address Jeffrey P. Browning  
1144 Eagle Park Rd.  
Birmingham, AL 35242

Grantee's Name Harriet D. Dunklin  
Mailing Address 869 Highway 62  
Harpersville, AL 35078

Property Address 869 Highway 62  
Harpersville, AL 35078

Date of Sale 12/18/15  
Total Purchase Price \$ 320,000.00


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

  
20151223000437750 4/4 \$55.00  
Shelby Cnty Judge of Probate, AL  
12/23/2015 01:33:01 PM 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.

BHM15 00453

### 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 12/18/15

Print Caitlin Graham

Unattested

(verified by)

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

Form RT-1