

THIS INSTRUMENT PREPARED BY:  
R. Timothy Estes, Esq.  
Estes, Title & Closings, LLC  
2188 Parkway Lake Drive, Ste 101  
Hoover, AL 35244

SEND TAX NOTICE TO:  
Katherine M. Beauman  
484 Sherwood Circle  
Calera, AL 35040

**WARRANTY DEED**  
**20160311000080120 03/11/2016 03:52:53 PM DEEDS 1/2**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY )

That in consideration of One Hundred Ninety-Seven Thousand Five Hundred and NO/100  
( 197,500.00 ) and other good and valuable consideration paid in hand by the GRANTEE(S) herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

**Brookfield Relocation, Inc.**

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

**Katherine M. Beauman**

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

**Lot 74, according to the Survey of Nottingham, Sector 4, as recorded in Map Book 43, Page 58, in the Probate Office of Shelby County, Alabama.**

Mineral and mining rights excepted. Subject to current taxes, easements, conditions, covenants, and restrictions of record.  
\$ **187,625.00** of the consideration was paid from a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said GRANTEES his/her/their heirs and assigns forever.

And Grantor does for itself and for its successors and assigns covenant with the said GRANTEES, his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his/her/their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Assistant Secretary who is authorized to execute this conveyance, hereto set his/her signature and seal this the 23 day of March, 2014.  
15

Brookfield Relocation, Inc.

[Signature]

BY:

ITS:

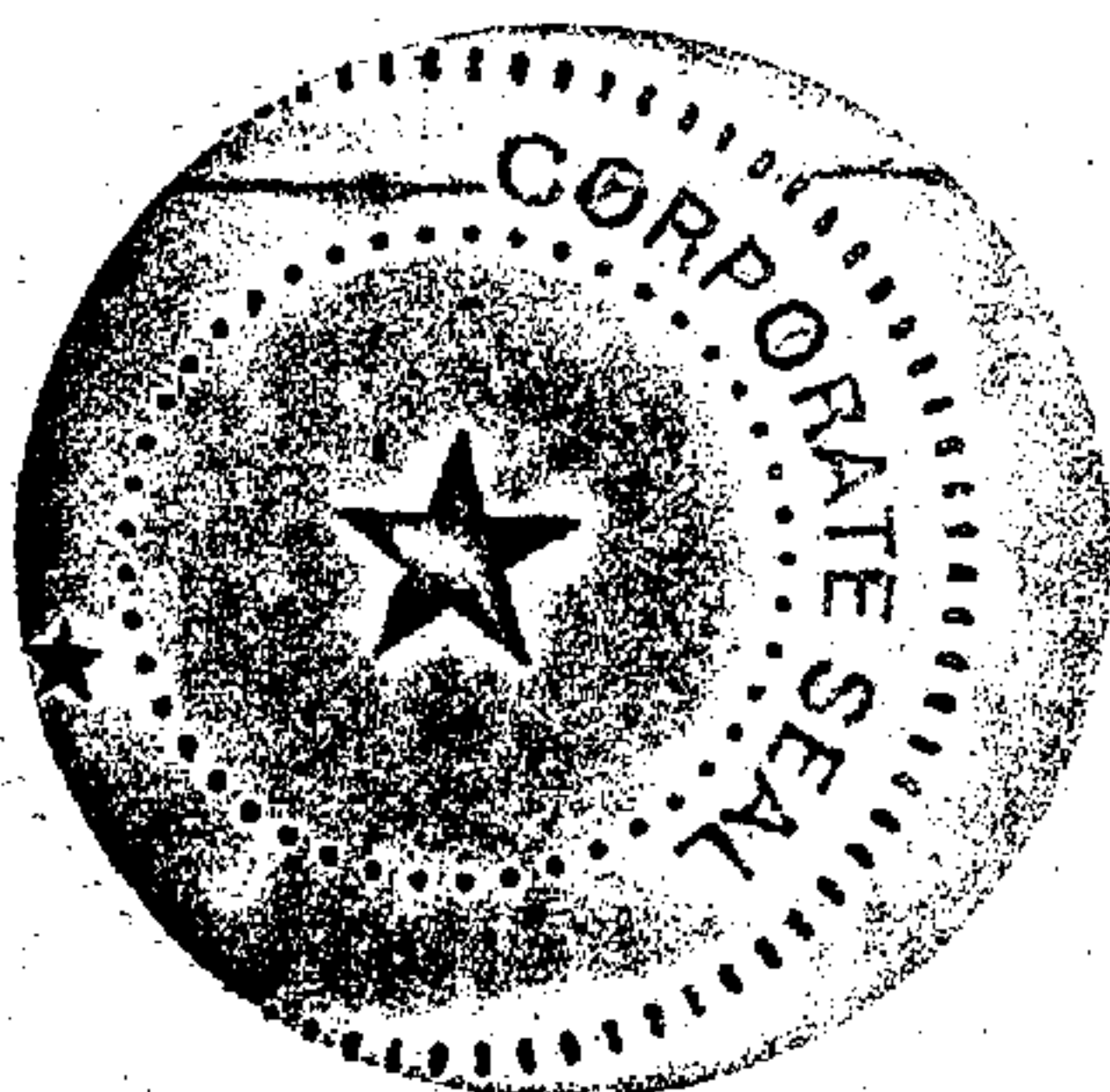
**Randall Ramirez**  
**Assistant Secretary**

STATE OF Texas )

COUNTY OF Harris )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randall Ramirez whose name as Asst. Secretary of Brookfield Relocation, Inc., 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

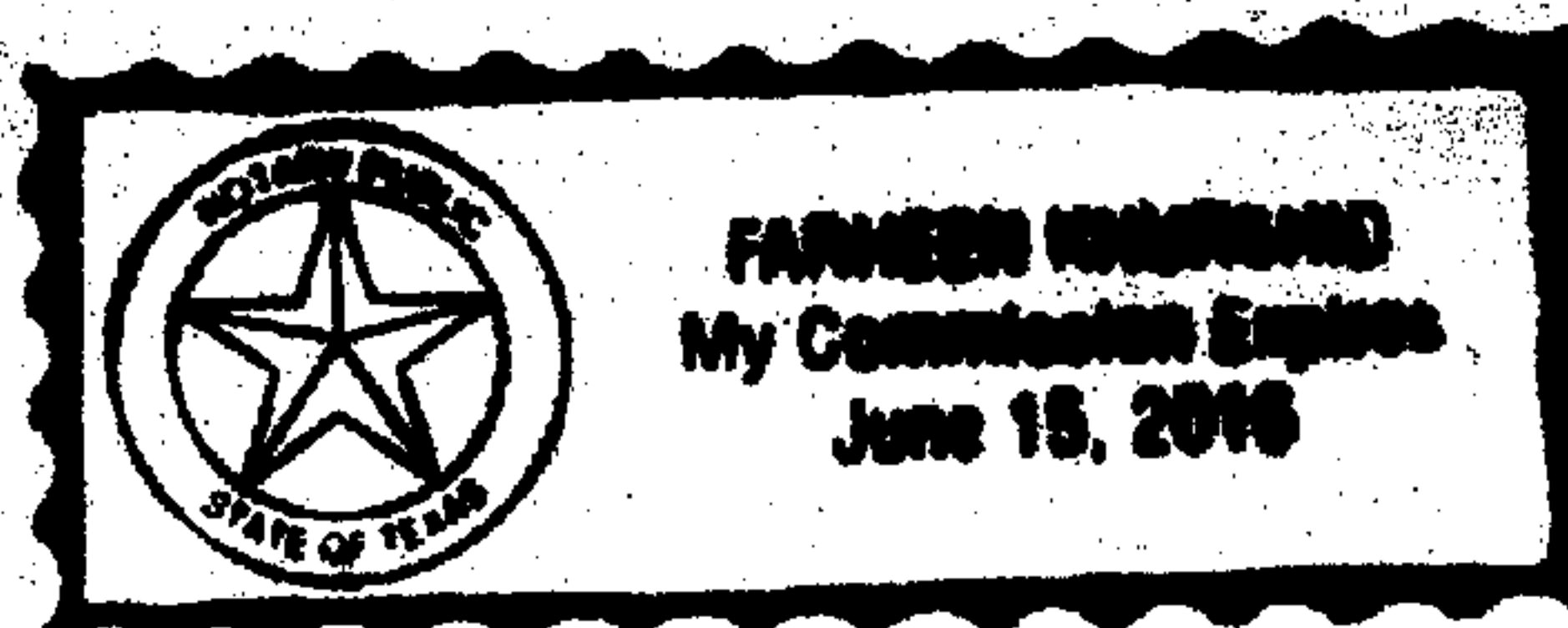
Given under my hand and official seal, the 23 day of March, 2014.  
15



Farheen Khushid

Notary Public

My Commission Expires: \_\_\_\_\_



0475

20160311000080120 03/11/2016 03:52:53 PM DEEDS 2/2  
Real Estate Sales Validation Form

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

Grantor's Name Brookfield Relocation, Inc.

Grantee's Name Katherine M. Beauman

Mailing Address 16260 N 71st Street  
Scottsdale, AZ 85254

Mailing Address 484 Sherwood Circle  
Calera, AL 35040

Property Address 484 Sherwood Circle  
Calera, AL 35040

Date of Sale April 2, 2015

Total Purchase Price \$197,500.00

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 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).

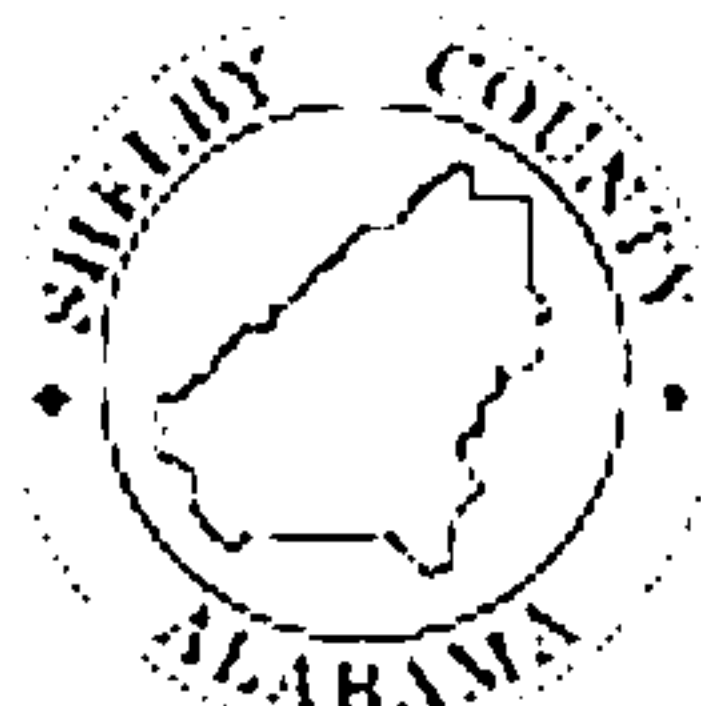
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date April 2, 2015

Print R. Timothy Estes

☐ Unattested  
                                      
(verified by)

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



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/11/2016 03:52:53 PM  
\$27.00 CHERRY  
20160311000080120

[Signature]

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