

This instrument prepared by:  
Shannon E. Price, Esq.  
PO Box 19144  
Birmingham, Alabama 35219

Send Tax Notice To:  
John H. Brown  
172 Lake Chelsea Drive  
Chelsea AL 35043

## WARRANTY DEED

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

That in consideration of the sum of Two Hundred ~~XXX~~ Forty Nine Thousand Nine Hundred ~~Thousand~~ and 00/100 Dollars (\$249,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

**Randy L. Lane and Jaci M. Lane, Husband and Wife**

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto  
John H Brown

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 9-33, ACCORDING TO THE SURVEY OF CHELSEA PARK – 9<sup>TH</sup> SECTOR, AS RECORDED IN MAP BOOK 37, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: All Easements, Restrictions and Rights of Way of record.

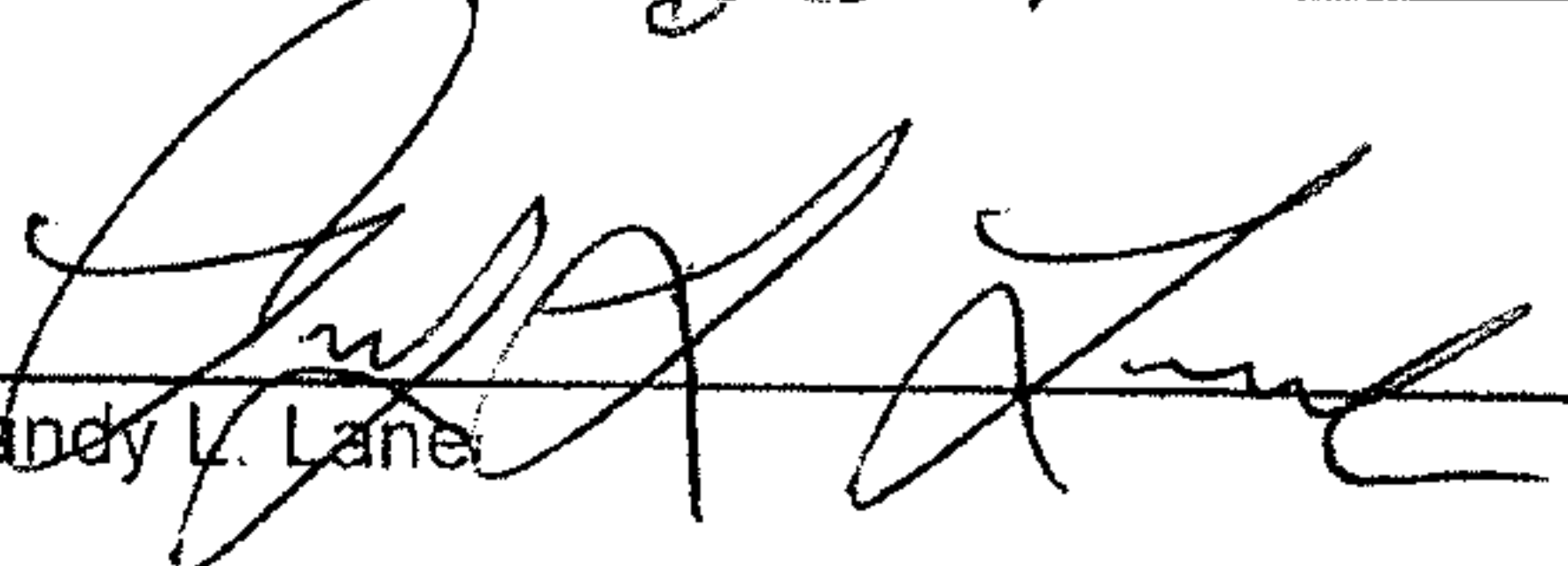
\$ 224,910 of the consideration was paid from a mortgage loan closed simultaneously herewith.

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

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her, or 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 and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this  
the 30<sup>th</sup> day of December, 2015

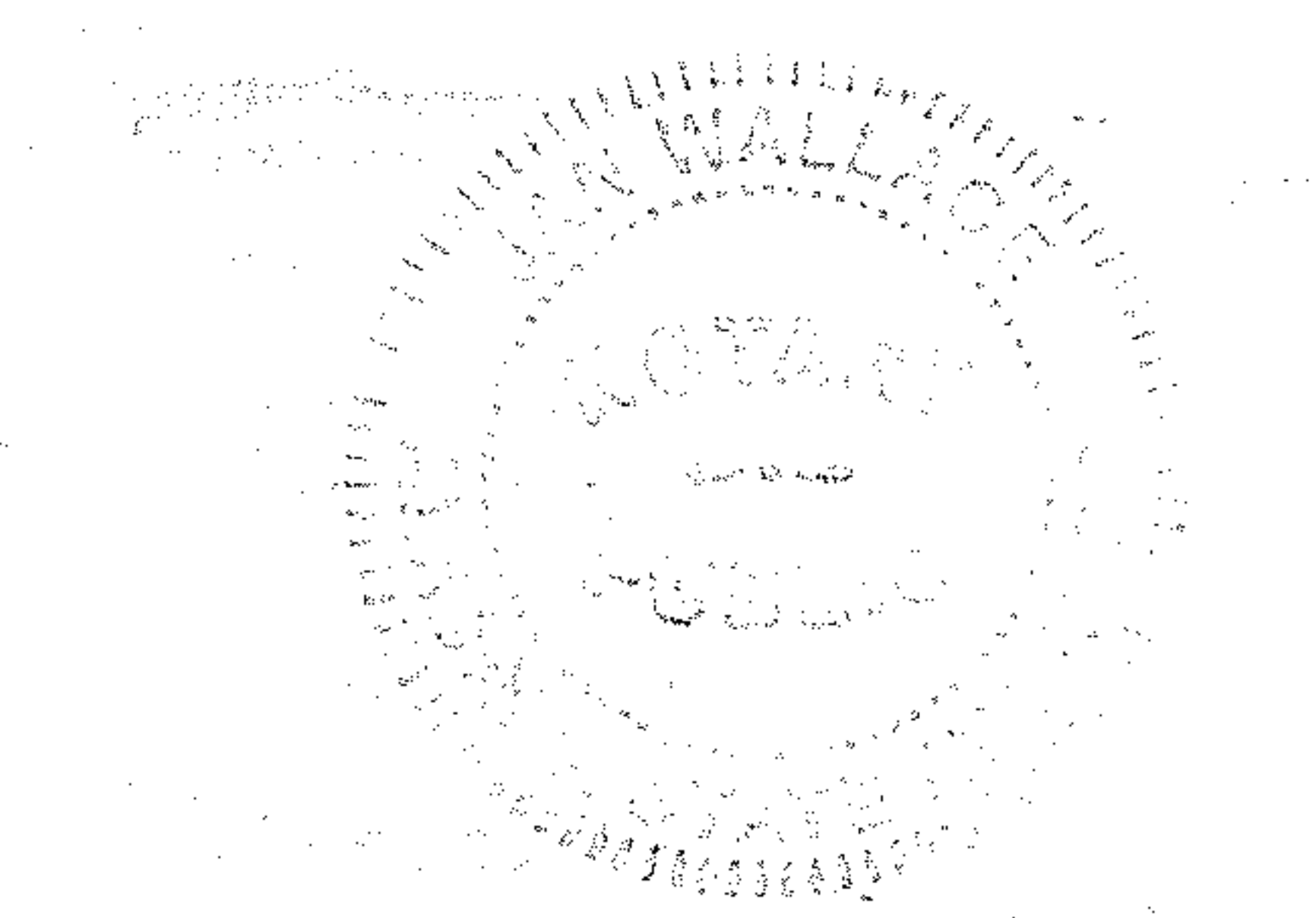
 (Seal)  
Randy L. Lane


STATE OF ALABAMA }

COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randy L. Lane, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of DEC., 2015



  
Notary Public -

My Commission Expires: 4/22/18

Jaci M. Lane (Seal)  
Jaci M. Lane

STATE OF FL }  
COUNTY OF Marion }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jaci M. Lane, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of Feb, 2016.

[Signature]  
Notary Public -  
My Commission Expires  
#FF 062086  
JANUARY 19, 2018  
JACI D. STEWART  
COUNTY OF MARION  
STATE OF FLORIDA

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	John H. Brown
Mailing Address	16260 North 71st Street	Mailing Address	172 Lake Chelsea Drive
	Scottsdale, AZ 85254		Chelsea, AL 35043
Property Address	172 Lake Chelsea Drive	Date of Sale	April 29, 2016
	Chelsea, AL 35043	Total Purchase Price	\$249,900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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.

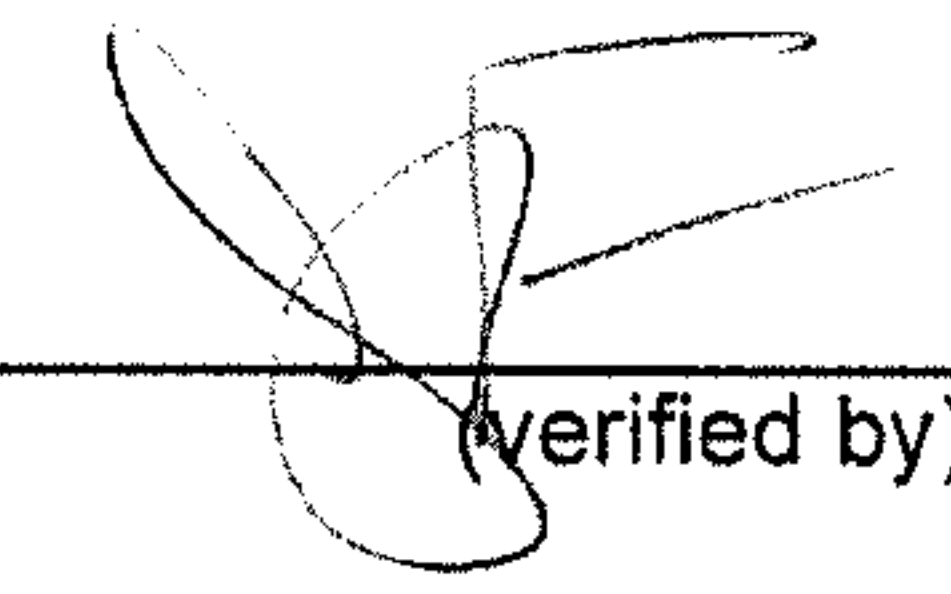
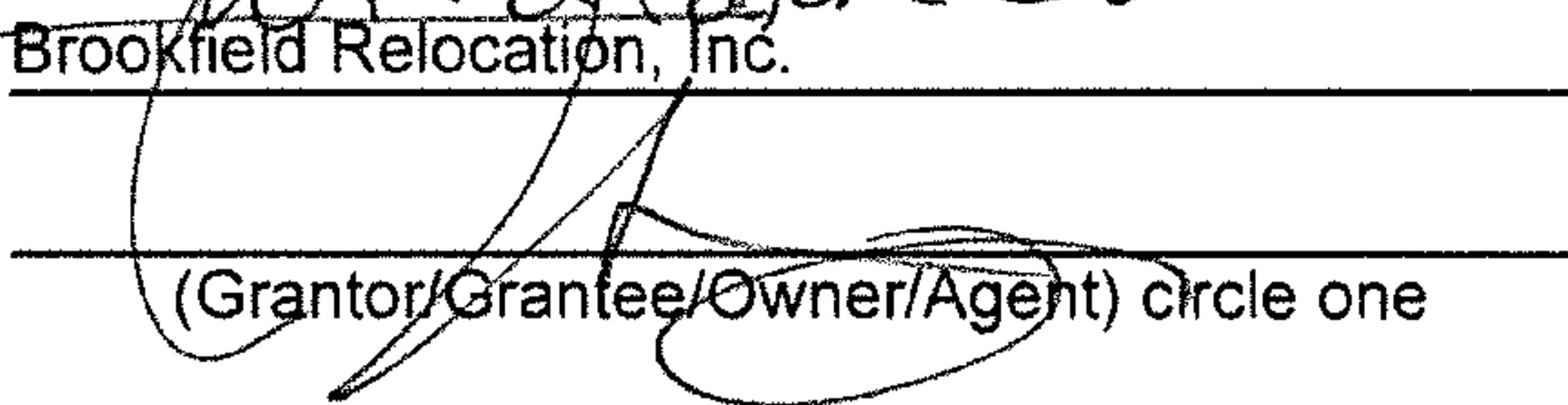
Date of Sale - the date on which interest to the property was conveyed.

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.

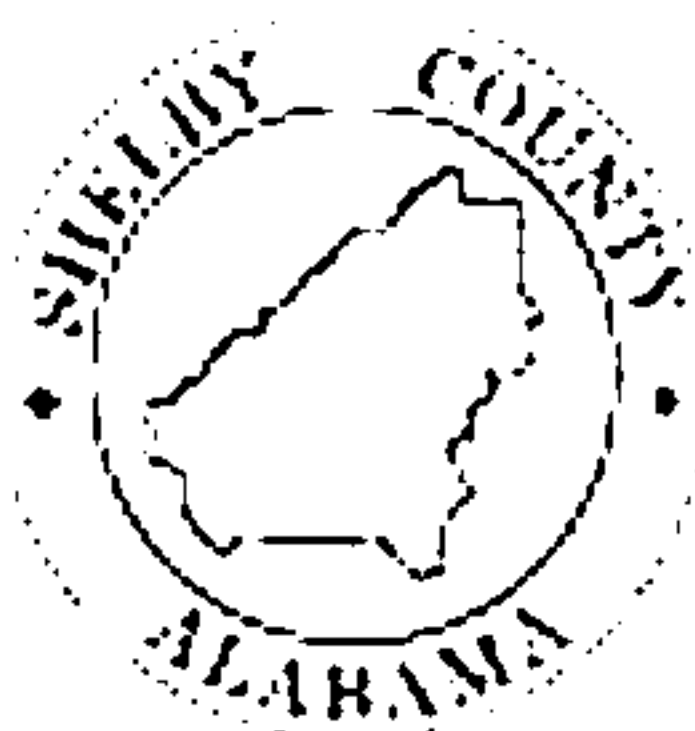
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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	April 27, 2016	Print	Brookfield Relocation, Inc.
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/05/2016 03:46:32 PM  
\$45.00 CHERRY  
20160505000152540

