

20160505000152540
05/05/2016 03:46:32 PM
DEEDS 1/3

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 }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

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

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

(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 - 9TH SECTOR, AS RECORDED IN MAP BOOK 37,
PAGE 47, IN THE PROBATE OFFICE OF SHEFFIELD COUNTY, ALABAMA.

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

\$ 224,910 of the consideration was paid from a separate bank account.

TO HAVE AND TO HOLD unto the said GRANTEE his 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.

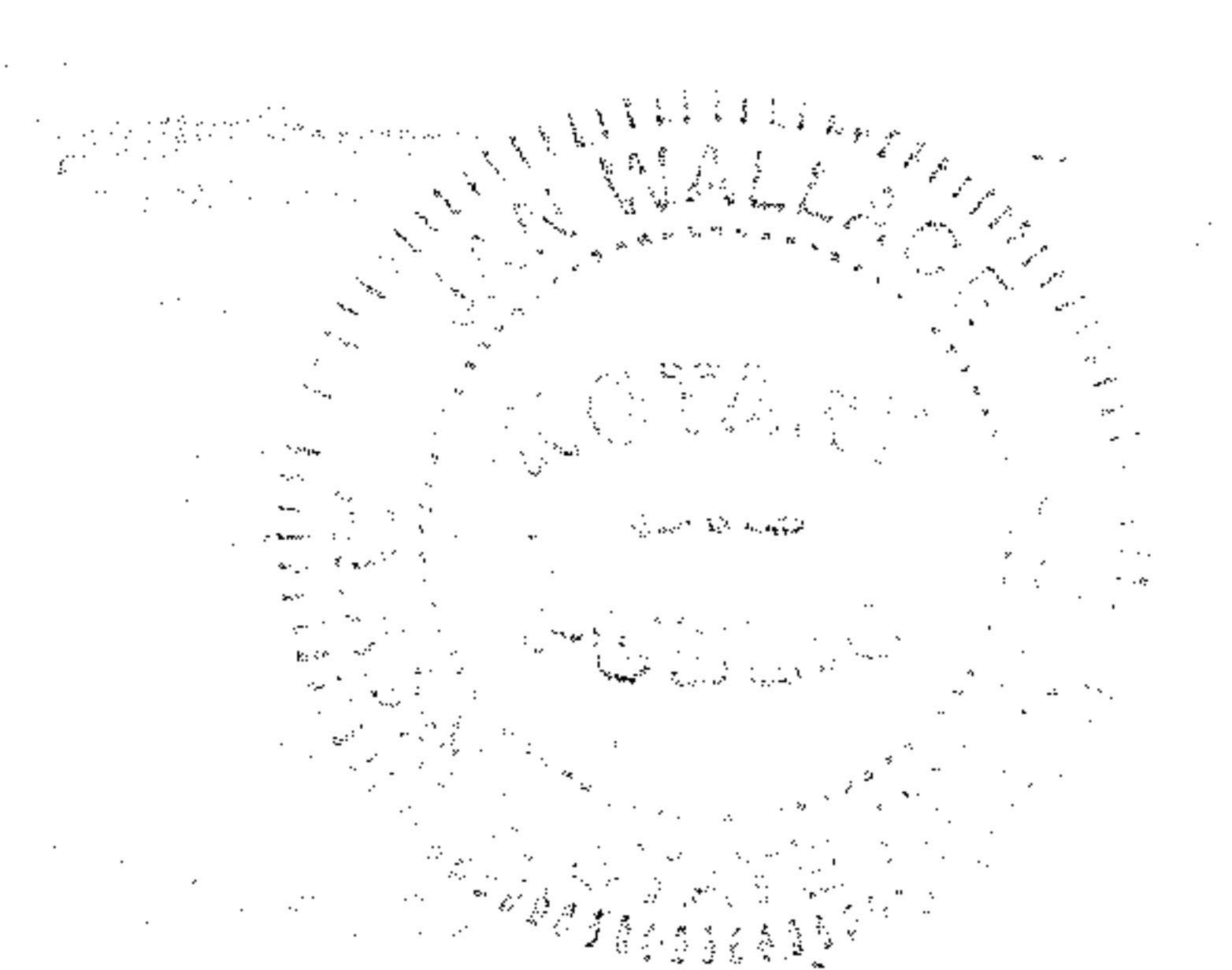
IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this
the 30 day of December, 2014


(Seal)

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 30th day of Dec 2015



Joe
Notary Public

4.2.2. *Antennae*

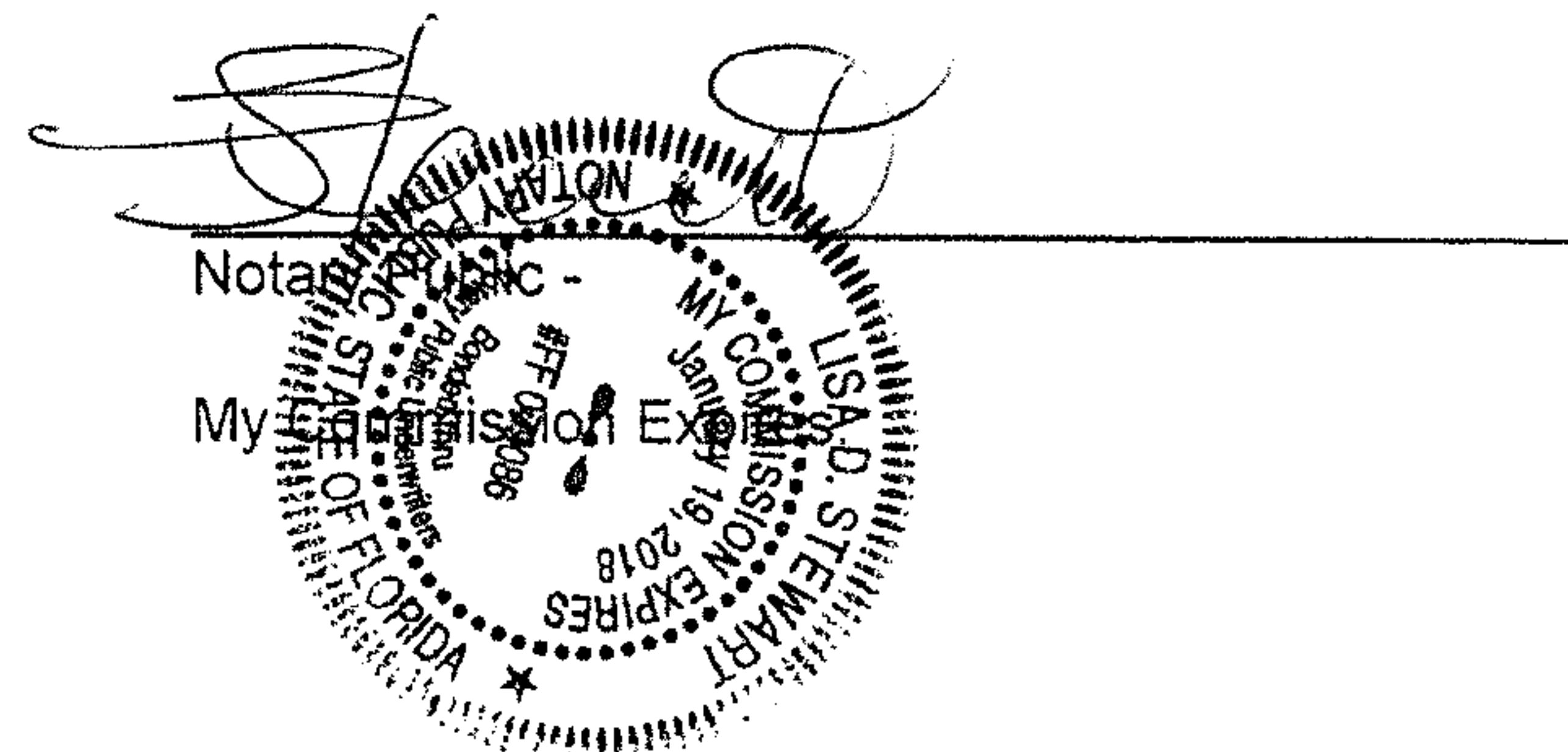
4/22/09

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.



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.
 Mailing Address 16260 North 71st Street
Scottsdale, AZ 85254

Grantee's Name John H. Brown
 Mailing Address 172 Lake Chelsea Drive
Chelsea, AL 35043

Property Address 172 Lake Chelsea Drive
Chelsea, AL 35043

Date of Sale April 29, 2016
 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)

Bill of Sale Appraisal
 Sales Contract Other
 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 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 27, 2016

Print William John Coker

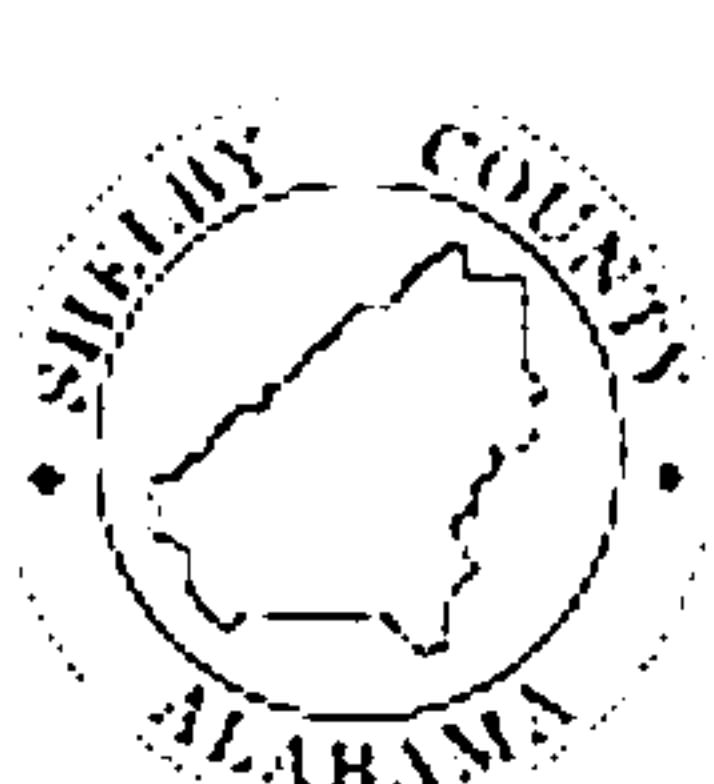
Unattested

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