

This Instrument was Prepared by:

Send Tax Notice To: Donald Brantley  
Brenda Brantley

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-16-22987

*At Coggins &  
Montwall AL 35115*

**WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Thousand Dollars and No Cents (\$40,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Carolyn Faye Brantley, a single woman and LaVaughn Jarvis, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Donald Brantley and Brenda Brantley**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, ; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantors herein or their spouses. Herbert Lee Jarvis is deceased, having died on November 11, 2000.**

of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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


IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23rd day of June, 2016.

*Carolyn Faye Brantley*  
\_\_\_\_\_  
Carolyn Faye Brantley

*LaVaughn Jarvis*  
\_\_\_\_\_  
LaVaughn Jarvis

State of Alabama

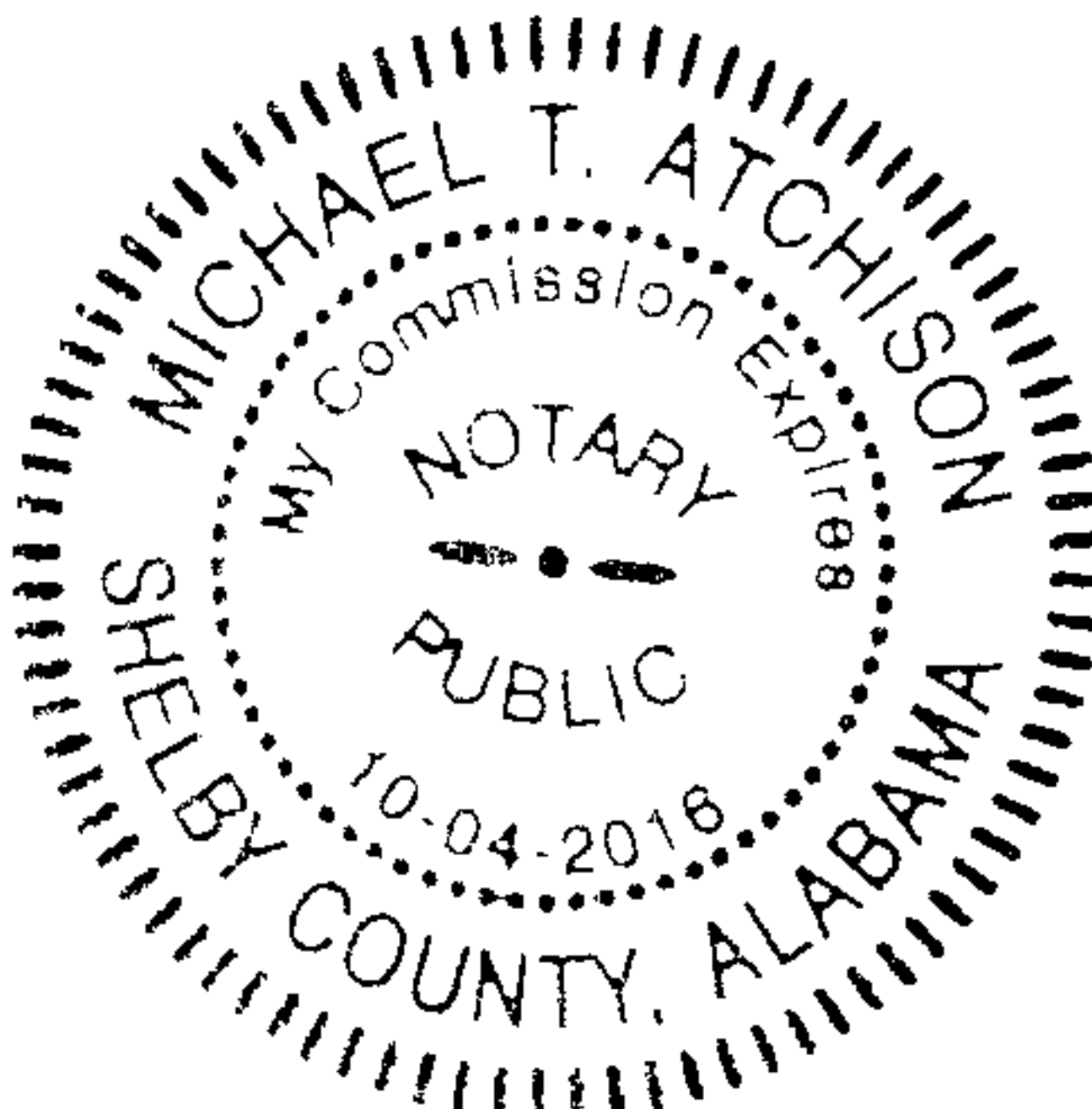
County of Shelby

  
20160627000221010 1/3 \$60.00  
Shelby Cnty Judge of Probate, AL  
06/27/2016 09:10:35 AM FILED/CERT

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Carolyn Faye Brantley and LaVaughn Jarvis, 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 the 23rd day of June, 2016.

*Mike T. Atchison*  
\_\_\_\_\_  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: October 04, 2016



Shelby County, AL 06/27/2016  
State of Alabama  
Deed Tax: \$40.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of real estate located in the SE 1/4 of the NW 1/4, Section 1, Township 22, Range 4, lying South of the Dogwood Public Road, hereinafter described as follows:

From the NW corner of the real estate vested in Vergil Jarvis and wife, Sudie E. Jarvis, at the juncture of where same connects to the south right of way line of Highway 22, being on the West line of the above 1/4-1/4 section, as the point of beginning, proceed in a southerly direction for a distance of 320 feet, more or less to a point; thence turn left and proceed in an easterly direction along the South line of said property for a distance of 192 feet, more or less; thence turn left and proceed in a northerly direction for a distance of 320 feet, more or less to the south right of way line of Highway 22; thence turn left and proceed along the southerly right of way line of County Highway 22 back to the point of beginning. Situated in Shelby County, Alabama.



20160627000221010 2/3 \$60.00  
Shelby Cnty Judge of Probate, AL  
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Real Estate Sales Validation Form

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

Grantor's Name Carolyn Faye Brantley LaVaughn Jarvis

Grantee's Name Donald Brantley Brenda Brantley

Mailing Address 3521 Laurel View Rd Hoover AL 35216

Mailing Address 21 Copping Dr Montevallo AL 35115

Property Address Hwy 22 Montevallo, AL 35115

Date of Sale June 23, 2016 Total Purchase Price \$40,000.00

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

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 June 22, 2016

Print Carolyn Faye Brantley

Unattested (verified by)

Sign Carolyn Faye Brantley (Grantor/Grantee/Owner/Agent) circle one

