

20160707000236530
07/07/2016 02:07:41 PM
DEEDS 1/4

20920275

THIS INSTRUMENT PREPARED BY:
Dawn I. McDonald, Attorney at Law
P. O. Box 610348
Birmingham, AL 35261 (205) 902-1010
Deed prepared without opinion or examination of title.

SEND TAX NOTICE TO:

STATE OF ALABAMA
COUNTY OF SHELBY

Source of Title: Inst. No. 20070815000384280
S.O.T. Deed rec'd: 08/15/2007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to:

JANICE C. BROWN, a married woman, who took title as JANICE C. GILL,
joined by her husband, WILLIAM BROWN

(hereinafter called Grantor), in hand paid by:

JANICE C. BROWN and WILLIAM BROWN, Wife and Husband

(hereinafter called Grantees), the receipt whereof is hereby acknowledged, the Grantor hereby grants, bargains, sells and conveys to the Grantees for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Legal description attached herewith and made a part hereof as Exhibit "A"

1. Subject to County ad valorem taxes for current year and all subsequent years.
2. Subject to any and all easements, reservations, restrictions, covenants and rights of way of record, if any, heretofore imposed of record affecting said property, and municipal zoning ordinances now, or hereafter, becoming applicable, and taxes or assessments now, or hereafter, becoming due against said property.
3. Subject to any and all mortgages, liens or judgments of record on the property herein conveyed.
4. Subject to oil, gas, hydrocarbon substances, and other mineral and mining rights not owned by Grantor.

Note: This deed is being executed to change the name of Grantor/Grantee, Janice C. Gill Brown to her correct name on the title to the property and to add her husband to the title. Her husband joins in this deed to comply with Alabama law regarding homestead property.

Address: 407 Lake Chelsea Way, Chelsea, AL 35043; Parcel No: 08931003001000.

TO HAVE AND TO HOLD to said Grantees, as joint tenants with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance that, unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein, in the event one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common. Said Grantor does for herself, her successors and assigns, covenant with said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will, and her successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this the 23 day of June, 2016.

GRANTOR:

Janice C. Brown
JANICE C. BROWN
who took title as:

Janice C. Gill
JANICE C. GILL
joined by her husband:

William Brown
WILLIAM BROWN

ACKNOWLEDGMENT

State of

Alabama

County of

Shelby

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that JANICE C. BROWN, a married woman, who took title as JANICE C. GILL, joined by her husband, WILLIAM BROWN, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the 23 day of June, 2016.

Notary Public

John Caldwell JrMy Commission Expires
01/22/2020

My commission expires:



Preparer is acting as scrivener only and assumes no liability for the correctness of the information herein contained and assumes no liability for loss or damage whatsoever for any errors, omissions or inaccuracies. Preparer has given to advice as to title.

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Loan # : 4001043183

Exhibit A

LEGAL DESCRIPTION

The following described property:

Lot 9-18, according to the Map and Survey of Chelsea Park - 9th Sector, as recorded in Map Book 37, Page 47, in the Probate Office of Shelby County, Alabama.

Assessor's Parcel No: 089313003001000

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Janice C. Brown WTTA Janice C. Gill
Mailing Address and William Brown
107 Lake Chelsea Way
Chelsea, AL 35043

Grantee's Name Janice C. Brown and William Brown
Mailing Address 107 Lake Chelsea Way
Chelsea, AL 35043

Property Address 107 Lake Chelsea Way
Chelsea, AL 35043

Date of Sale _____
Total Purchase Price \$ _____
 or
Actual Value \$ _____
 or
Assessor's Market Value \$ Full 174,000.00
50% 87,000.00
Taxable -

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 6/23/16

Print JANICE G BROWN

Unattested

(verified by)

Sign

(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
 07/07/2016 02:07:41 PM
 \$111.00 CHERRY
 20160707000236530

Janice G Brown