

Send tax notice to:

Jordan Pritchett Brantley & Chad R. Brantley  
645 Shoshone Drive  
Montevallo, AL 35115

This instrument prepared by:

Stewart & Associates, P.C./S. Kent Stewart  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

State of Alabama  
County of

**20160830000314550**  
**08/30/2016 01:30:32 PM**  
**DEEDS 1/3**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00) in hand paid to the undersigned **Colleen Colley, a married woman** (hereinafter referred to as "Grantor"), by **Jordan Pritchett Brantley and Chad R. Brantley** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in County, Alabama, to-wit:

Lot 27, First Addition to Indian Highlands, as recorded in Map Book 5, page 6, in the Office of the Judge of Probate of Shelby County, Alabama

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$140,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The property being conveyed herein does not constitute the homestead of the Grantor nor the homestead of her spouse.

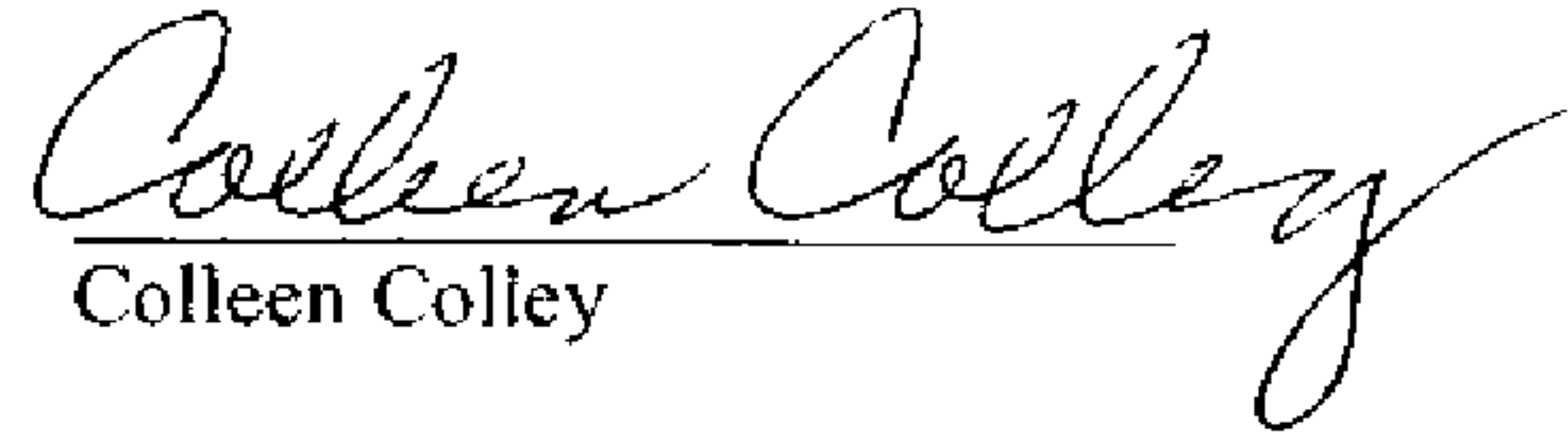
Colleen Colley is one and the same person as Collen Sanford Colley and also the same as Colleen Latham Colley.

Chad Brantley is one and the same person Chad R. Brantley.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor Colleen Colley has hereunto set her signature and seal on August 26, 2016.

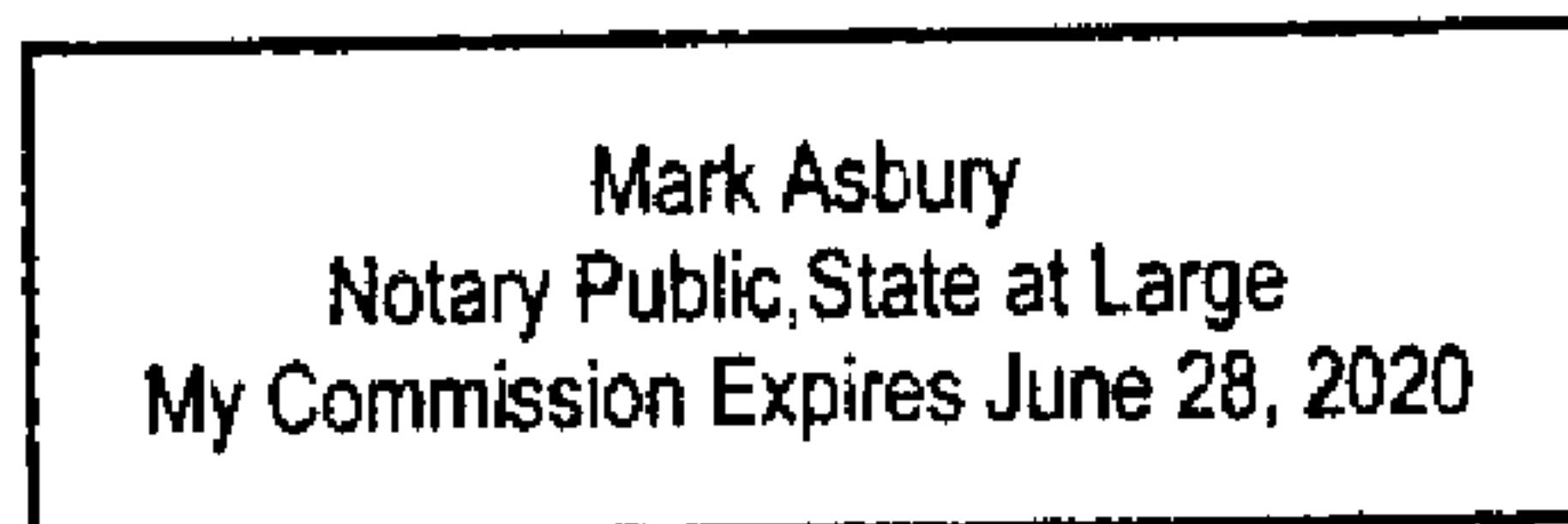
  
Colleen Colley

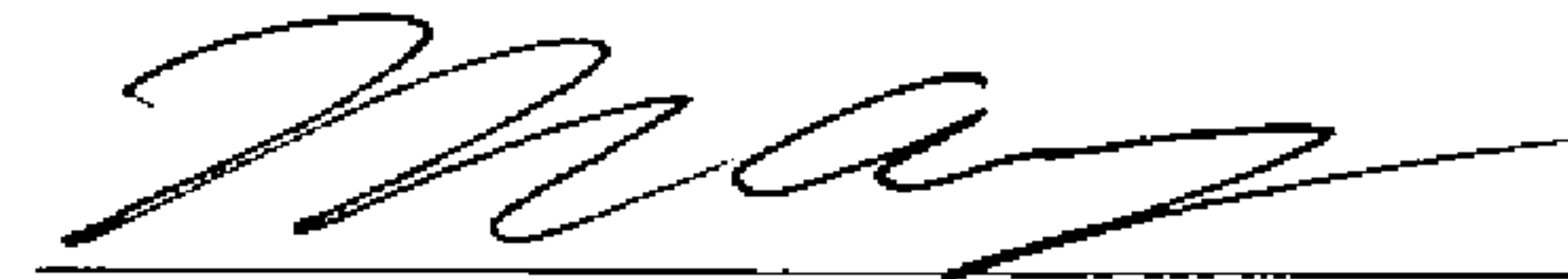
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Colleen Colley, a married woman whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of August, 2016.

(NOTARIAL SEAL)



  
Notary Public  
Print Name: Mark Asbury  
Commission Expires: 6-28-20

## Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Colleen Colley  
1822 Indian Hills Rd  
Pelham, AL 35264

Grantee's Name  
Mailing Address

Jordan Pridemore  
Grant Pridemore  
645 Shoshone Dr  
Montevallo, AL 35115

Property Address

645 Shoshone Dr  
Montevallo, AL 35115

Date of Sale

8/26/16

Total Purchase Price \$

140,000

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 \_\_\_\_\_

Print \_\_\_\_\_

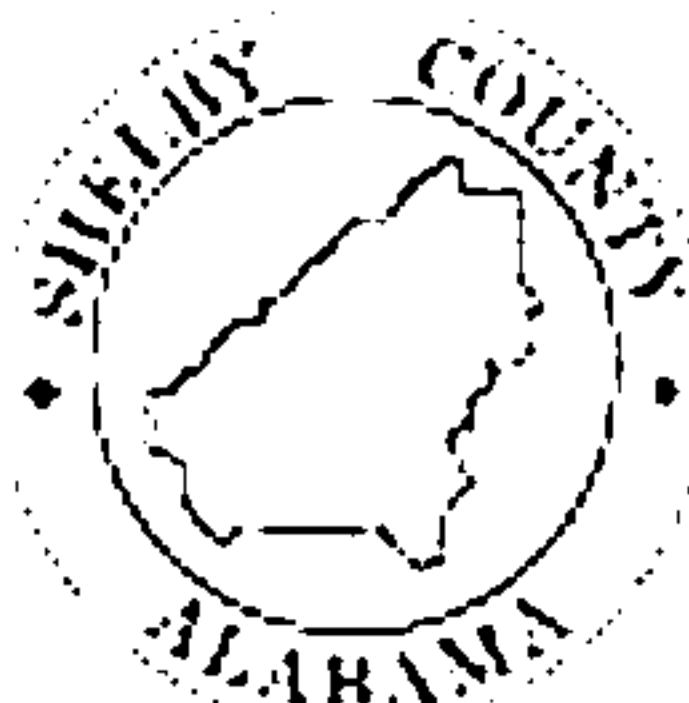
Unattested

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  
08/30/2016 01:30:32 PM  
\$22.00 CHERRY  
20160830000314550

*[Signature]*