

PEL1600466

Send tax notice to:  
Richard C. Black, Jr. & Rachel Lawley Black  
4054 Old Cahaba Parkway  
Helena, AL 35080  
PEL1600466

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

20161004000363370  
10/04/2016 01:17:13 PM  
DEEDS 1/3

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seven Thousand and 00/100 Dollars (\$207,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Maria L. Brown f/k/a Maria L. Jones and Paul Brown Jr. , Wife and Husband, whose mailing address is: 735 Rosebury Road, Helena, AL 35080** (hereinafter referred to as "Grantors"), by **Richard C. Black Jr. and Rachel Lawley Black** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1795, according to the Survey of Old Cahaba IV, 2nd Addition, Phase 5, as recorded in Map Book 34, at Page 53, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$203,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Maria L. Brown is one and the same person as Maria L. Jones, Grantee in that certain deed recorded in Instrument No. 20090529000204050 in the Probate Office of Shelby County, Alabama.


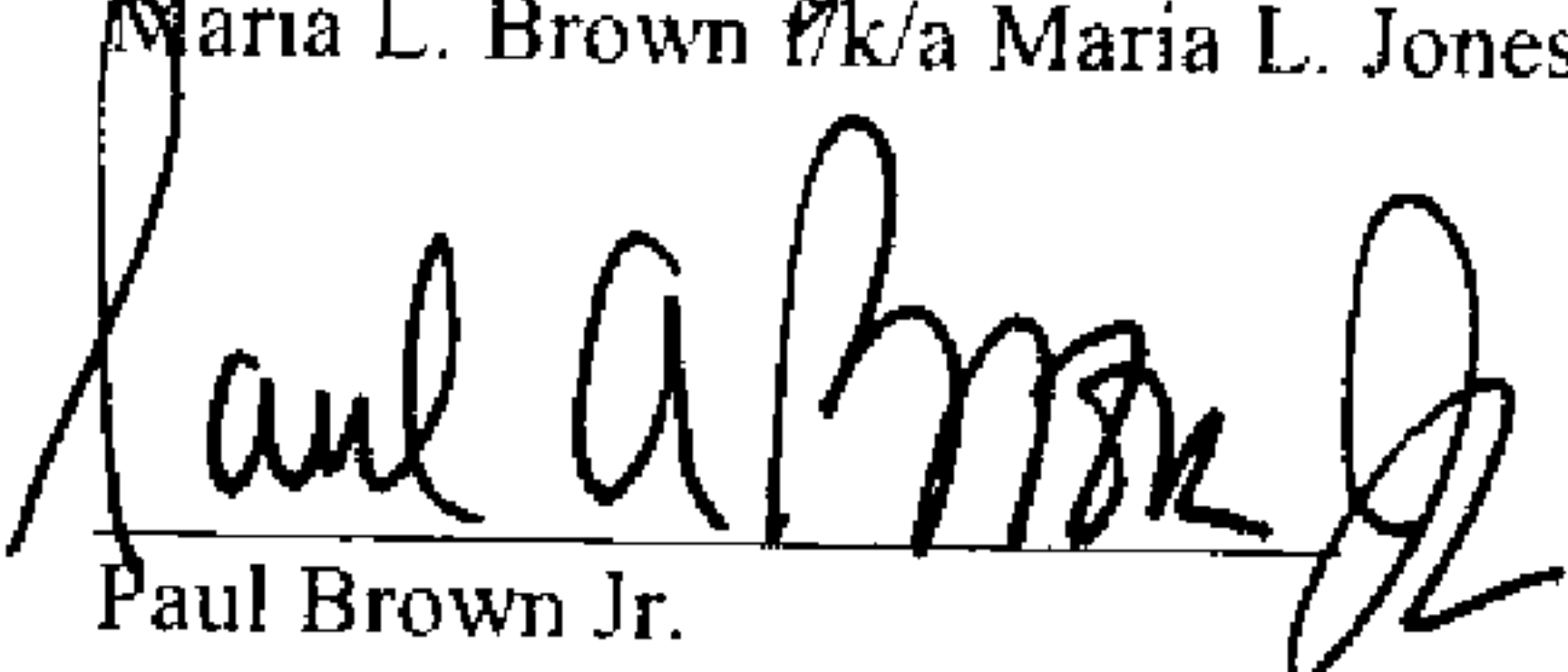
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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.

20161004000363370 10/04/2016 01:17:13 PM DEEDS 2/3

IN WITNESS WHEREOF, Grantors Maria L. Brown f/k/a Maria L. Jones and Paul Brown Jr. have hereunto set their signatures and seals on September 29, 2016.

  
Maria L. Brown f/k/a Maria L. Jones  
  
Paul Brown Jr.


STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Maria L. Brown f/k/a Maria L. Jones and Paul Brown Jr., Wife and Husband, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of September, 2016.

(NOTARIAL SEAL)

Mark Asbury  
Notary Public, State at Large  
My Commission Expires June 28, 2020

  
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

Maria L Brown  
Paul Brown Jr  
735 Roseburg Rd  
Helena AL 35880

Grantee's Name  
Mailing Address

Richard C Black Jr  
Rachel Audrey Black  
4054 Old Cahaba Pk  
Helena AL 35880

Property Address

4054 Old Cahaba Pk  
Helena AL 35880

Date of Sale

9/29/16

Total Purchase Price \$

207,000

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 9/29/16

Print

Mark K Asbury

Unattested

Sign

[Signature]

(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  
10/04/2016 01:17:13 PM  
\$25.00 CHERRY  
20161004000363370

[Signature]