

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-16-23305

Send Tax Notice To: Dwight Brown
Nan Brown

127 Canter Way
Alabaster Ac 35007

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 **Thirty Thousand Dollars and No Cents (\$30,000.00)**, 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, **Horace Higginbotham, III and Lynda D. Higginbotham**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dwight Brown and Nan Brown**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 1025 according to the Final Plat of Glengerry at Ballantrae, Phase 2, as recorded in Map Book 38, Page 118, in the Probate Office of Shelby Count, Alabama.

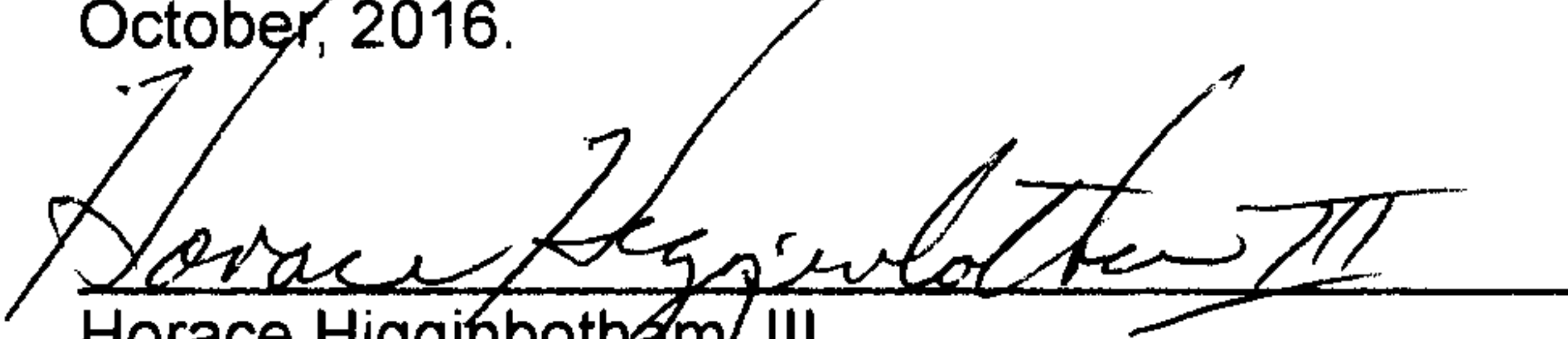
Property may be subject to taxes all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

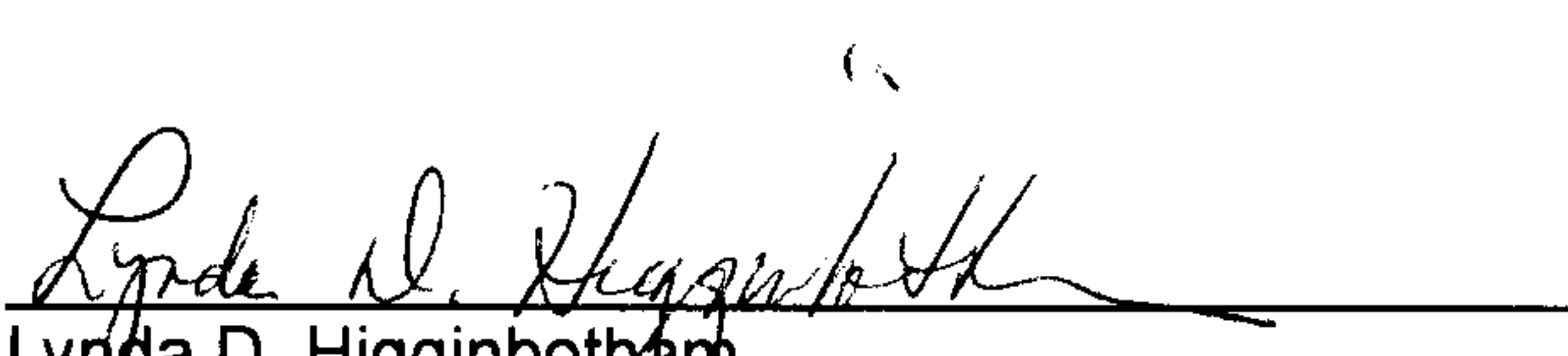
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 31st day of October, 2016.



Horace Higginbotham, III



Lynda D. Higginbotham

Shelby County, AL 11/10/2016
State of Alabama
Deed Tax: \$30.00

State of Alabama

County of Shelby

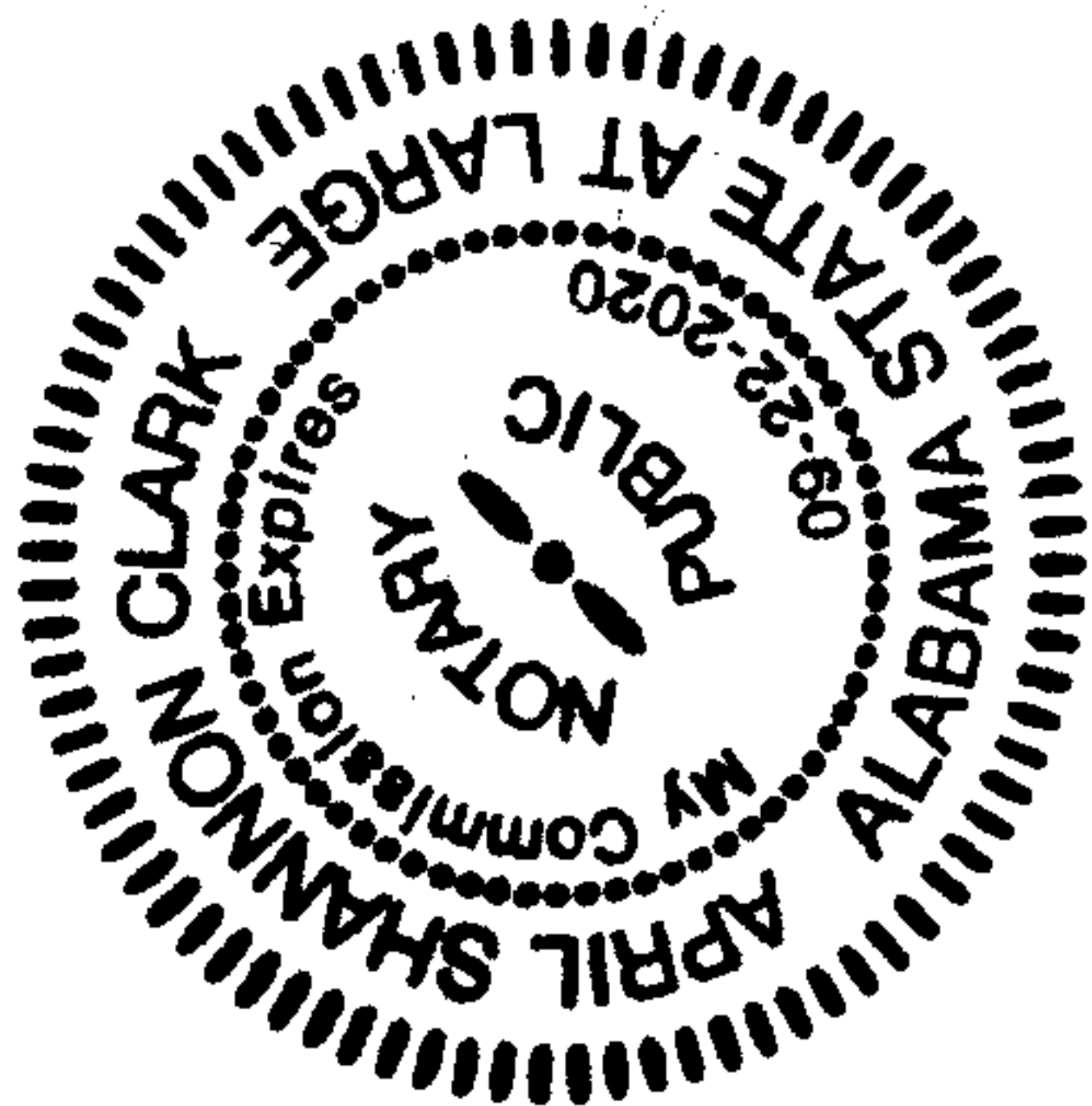
I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Horace Higginbotham, III and Lynda D. Higginbotham, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents 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 31st day of October, 2016.



Notary Public, State of Alabama
April Clark
My Commission Expires: September 22, 2020


20161110000415230 1/2 \$48.00
Shelby Cnty Judge of Probate, AL
11/10/2016 10:50:40 AM FILED/CERT



Real Estate Sales Validation Form

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

Grantor's Name Horace Higginbotham, III
Lynda D. Higginbotham

Mailing Address 106 Gleneagles Ln
Pelham AL 35124

Property Address 130 Glengerry Drive
Pelham, AL 35124

Grantee's Name Dwight Brown
Nan Brown

Mailing Address 127 Canter Way
Alabaster AL 35007

Date of Sale October 26, 2016
Total Purchase Price \$30,000.00

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)

xx Bill of Sale
xx Sales Contract
xx Closing Statement
xx Appraisal
xx 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 October 18, 2016

Unattested

(verified by)

Print Horace Higginbotham, III

Sign Horace Higginbotham, III

(Grantor/Grantee/Owner/Agent) circle one



20161110000415230 2/2 \$48.00
Shelby Cnty Judge of Probate, AL
11/10/2016 10:50:40 AM FILED/CERT

Form RT-1