

This instrument prepared by:
Shannon E. Price, Esq.
PO Box 19144
Birmingham, Alabama 35219

Send Tax Notice To:
Brookfield Relocation Inc.
16260 N 71st Street, Suite 200
Scottsdale, AZ 85254

WARRANTY DEED

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

That in consideration of the sum of One Hundred and Fifty Eight Thousand and 00/100 Dollars (\$ 158,000 .00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

Michael J. Curran, III and Chelsie B. Curran, Husband and Wife

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Brookfield Relocation, Inc., a Delaware Company

(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 96, ACCORDING TO THE SURVEY OF WEATHERLY BRENTWOOD, SECTOR 15, AS RECORDED IN MAP BOOK 19, PAGE 122, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

Subject to: All Easements, Restrictions and Rights of Way of record.

\$ 0 of the consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her, or 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 and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, have hereunto set his, her or their signature(s) and seal(s), this the 12 day of August, 2016.

Michael J. Curran III (Seal)
Michael J. Curran III

20170103000001890 1/3 \$179.00
Shelby Cnty Judge of Probate, AL
01/03/2017 03:22:03 PM FILED/CERT

Shelby County, AL 01/03/2017
State of Alabama
Deed Tax: \$158.00

STATE OF Alabama }
COUNTY OF Colbert }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael J. Curran III, 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 12 day of August, 2016.

Kimberly Stuart
Notary Public -

My Commission Expires:

MY COMMISSION EXPIRES FEBRUARY 27, 2018

Chelsie B. Curran (Seal)
Chelsie B. Curran

STATE OF Alabama }
COUNTY OF Colbert }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chelsie B. Curran, 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 12 day of August, 2016.

Kimberly S. Hunt
Notary Public -

My Commission Expires:

MY COMMISSION EXPIRES FEBRUARY 27, 2018

20170103000001890 2/3 \$179.00
Shelby Cnty Judge of Probate: AL
01/03/2017 03:22:03 PM 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 Michael J. Curran III
Chelsie B. Curran
Mailing Address 112 Brent Way
Alabaster AL 35007
Property Address 112 Brent Way
Alabaster, AL 35007

Grantee's Name Brookfield Relocation, Inc.
Mailing Address 16260 N 71st Street Suite 200
Scottsdale AZ 85254

Date of Sale 8/12/16
Total Purchase Price 158,000
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 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 January 03, 2017

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one



20170103000001890 3/3 \$179.00
Shelby Cnty Judge of Probate, AL
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Form RT-1