

THIS INSTRUMENT PREPARED BY:
Name: Calvin M. Howard, Attorney-at-Law
Address: P. O. Box 190025
Birmingham, AL 35219-0025

Send Tax Notice To:
John Evans Bryan
1860 Highway 95
Helena, AL 35080

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten (\$10.00) Dollars and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

John Evans Bryan and Sandra Patton Bryan

(Herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

John Evans Bryan,

(Herein referred to as grantee, whether one or more),

the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the survey of Dearing Downs, 8th Addition, as recorded in Map Book 10, Page 42, in the Office of the Probate Judge of Shelby County, Alabama.

Subject to easements and restrictions of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. 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 persons.

IN WITNESS WHEREOF, We have hereunto set our hand and seal, this 27 day of FEBRUARY, 2017.


John Evans Bryan

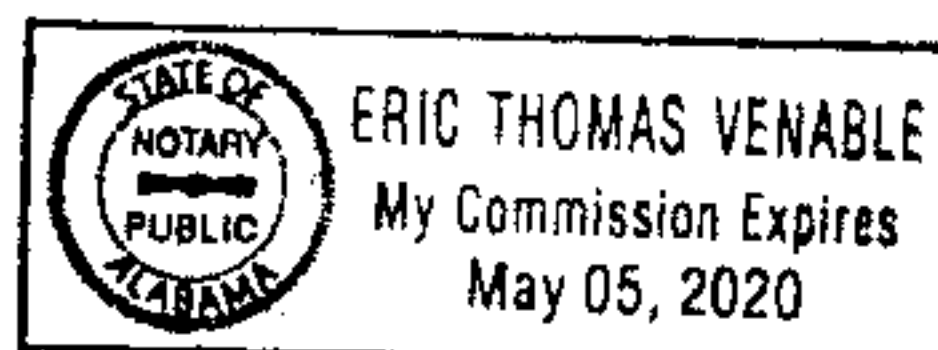

Sandra Patton Bryan

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Evans Bryan and Sandra Patton Bryan, 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 day the same bears date.

Given under my hand and official seal this 27th day of February, A.D., 2017.




Notary Public
My Commission Expires: 5/5/20

Real Estate Sales Validation Form

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

Grantor's Name JOHN EVANS BRYAN
Mailing Address 1860 COUNTY RD 95
HELENA AL 35080

Grantee's Name JOHN EVANS BRYAN
Mailing Address 1860 COUNTY RD 95
HELENA, AL 35080

Property Address 1860 COUNTY RD 95
HELENA, AL
35080

Date of Sale 2/27/2017
Total Purchase Price \$ 45,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ 279,900. 1/2 = 139,950

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 Tax Office

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).

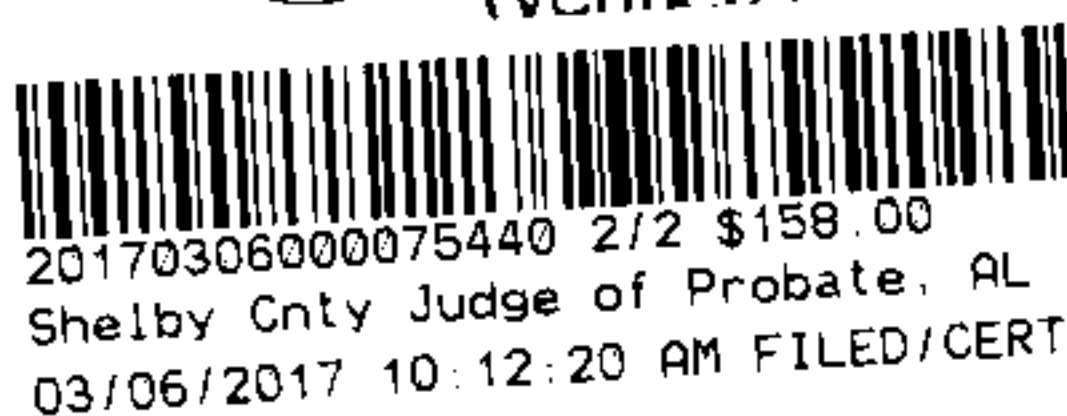
Date 2/28/2017

Print JOHN EVANS BRYAN

☒ Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

3/6/17



Form RT-1