


**THIS INSTRUMENT WAS PREPARED BY:**

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20170313000083700 1/3 \$43.00  
Shelby Cnty Judge of Probate, AL  
03/13/2017 11:06:16 AM FILED/CERT

Send Tax Notice To:  
Jeffrey W. Brumlow  
137 Main St., Ste 202  
Trussville, AL 35173

**WARRANTY DEED – JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY }

Shelby County, AL 03/13/2017  
State of Alabama  
Deed Tax: \$22.00

that in consideration of ONE HUNDRED NINE THOUSAND NINE HUNDRED DOLLARS AND NO CENTS (\$109,900.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/WE,

**Rebecca Lynn Morrow, an unmarried woman and  
Ralph B. Morrow, Jr. and Nancy B. Morrow, husband and wife**

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

**Jeffrey W. Brumlow and Donna H. Brumlow, husband and wife**

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

**Unit Number 181, in Cambrian Wood Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium, By-Laws and Amendments thereto, as recorded in Misc. Book 12, Page 87, in the Probate Office of Shelby County, Alabama, and amended by Misc. Book 13, Page 2, Misc. Book 13, Page 4, and Misc. Book 13, Page 344, in said Probate Office, together with an undivided interest in the common elements as set forth in said Declaration of Condominium. Floor plans and architectural drawings of said condominium recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama.**

**SOURCE OF TITLE: Warranty Deed recorded at 20061006000497080 recorded on 10/06/2006.**


1. Subject to: Ad Valorem taxes for the current year, any year not paid, any year re-assessed, and all subsequent years.
2. Subject to: Anything that could be revealed by observation, right-of-ways, easements, covenants, reservations, liens, mortgages, restrictions and any rights of redemption, and anything else of record.
3. Mineral and mining rights excepted, if any.
4. Grantor and Grantee herein acknowledge that no tax advice, no Medicaid advice, and no Medicare advice was rendered to the Grantor(s) nor Grantee(s) herein.
5. The previous deed contained an error in that the Previous Deed stated "Unit 81" and should have read "Unit 181" as set out in a scrivener's affidavit signed March 9, 2017.
6. \$87,920.00 was paid from a purchase money mortgage closed simultaneously here within.


**TO HAVE AND TO HOLD** unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

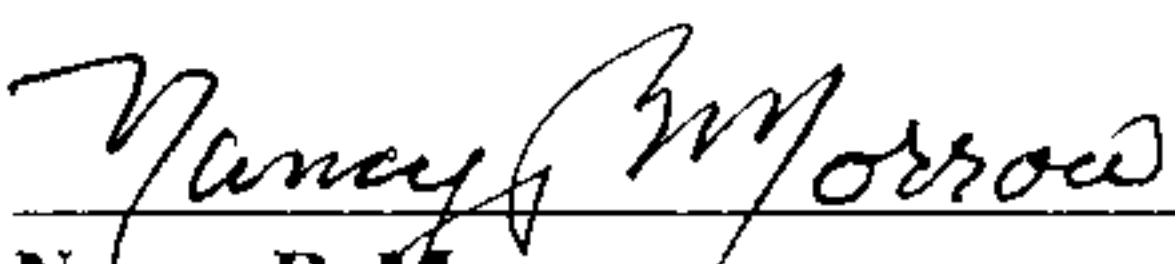
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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, I/We have hereunto set My/Our hand(s) and seal(s) this 10th day of March, 2017.

  
\_\_\_\_\_(Seal)  
**Rebecca Lynn Morrow**

  
\_\_\_\_\_(Seal)  
**Ralph B. Morrow, Jr.**

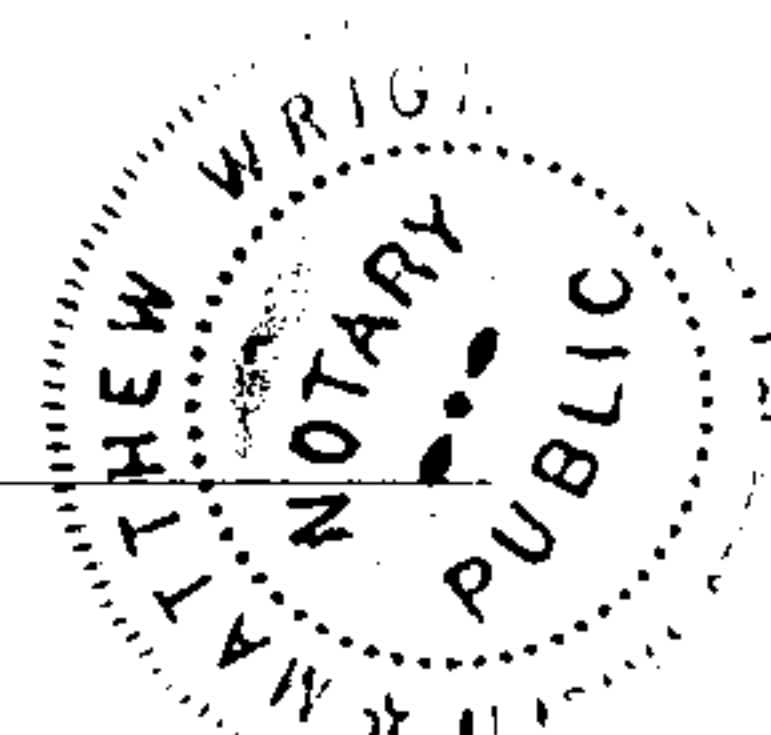
  
\_\_\_\_\_(Seal)  
**Nancy B. Morrow**

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Rebecca Lynn Morrow, an unmarried woman and Ralph B. Morrow, Jr. and Nancy B. Morrow, husband and wife**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE, executed the same voluntarily and with full authority, on the day the same bears date.


Given under my hand and official seal this 10th day of March, 2017.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:



**\* MATTHEW WRIGHT \***  
**Notary Public - Alabama**  
**- Alabama State at Large -**  
**My Commission Expires:**  
**\* October 27, 2020 \***

File: 2017-004  
Title: 2017032

  
20170313000083700 2/3 \$43.00  
Shelby Cnty Judge of Probate, AL  
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Real Estate Sales Validation Form

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

Grantee's Name:  
JEFFREY W. BRUMLOW  
DONNA H. BRUMLOW

Grantor's Name:  
REBECCA LYNN MORROW  
RALPH B. MORROW, JR. AND NANCY B.  
MORROW

Mailing Address:

Mailing Address:  
181 CAMBRIAN WAY, CONDOMINIUM 181,  
BIRMINGHAM, AL 35242

Date of Sale:  
10TH DAY OF MARCH, 2017.

Property Address:  
181 CAMBRIAN WAY, CONDOMINIUM 181,  
BIRMINGHAM, AL 35242

Total Purchase Price

\$ 109,900.00

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)

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.

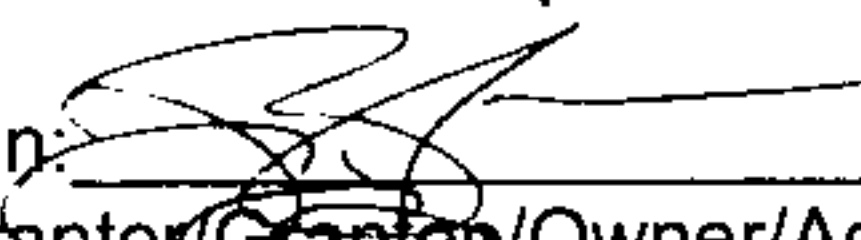
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: 10 MARCH 2017

Print: Jeffrey W Brumlow

Unattested  
(verified by)  
Form RT-1

Sign:   
(Grantor/Grantee/Owner/Agent) circle one



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