


*This conveyance prepared without the benefit of title insurance. Attorney makes
no representations as to the title of this property.*

Send Tax Notice To:
John D. Browning
937 Narrows Point Drive
Birmingham, Alabama 35242

This instrument was prepared by:
Wm. Randall May
Attorney at Law
1300 Corporate Drive
Birmingham, AL 35242

Shelby County, AL 03/23/2017
State of Alabama
Deed Tax: \$60.50


20170323000096660 1/4 \$84.50
Shelby Cnty Judge of Probate, AL
03/23/2017 09:52:21 AM FILED/CERT

Warranty Deed, Jointly for Life with Reminder to Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

THAT IN CONSIDERATION OF Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JOHN D. BROWNING and wife, PATTI M. BROWNING, and ANN B. BROWNING** (herein referred to as Grantors) do grant, bargain, sell and convey unto **JOHN D. BROWNING and PATTI M. BROWNING** (herein referred to as Grantees), as joint tenants, and upon the death of either of them, to the survivor of said Grantees, in fee simple, together with every contingent remainder and right of reversion the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 67, according to the Final Plat of Narrows Point – Phase 5, recorded in Map Book 35, Page 90A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2000-9755 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the “Declaration”).

Subject to: (1) Ad valorem taxes due and payable October 1, 2017 and all subsequent years thereafter; (2) Fire district assessments for 2017 and subsequent years not yet due and payable; (3) Mineral and mining rights not owned by Grantors; (4) The easements, restrictions, covenants, agreements and all other terms and provisions of the Declaration of Covenants, Conditions and Restrictions recorded in Instrument #2000-9755, Instrument #2000-17136, Instrument #2000-36696, Instrument #2001-

38328, Instrument #20020905000424180, Instrument #20021017000508250, and Instrument #20030716000450980 in the Probate Office of Shelby County, Alabama; (5) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall, warrant and defend the same to the said Grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Grantors grant and convey ownership of the described property to Grantees, along with all of its rights and appurtenances, including any right, title, and interest of Grantors in adjacent streets, alleys, and rights-of-way. It is expressly provided and understood, however, that Grantors reserve, for ANN B. BROWNING, the full possession, benefit, and use of the described property for and during the natural life of ANN B. BROWNING or until such time as ANN B. BROWNING shall vacate the premises.

TO HAVE AND TO HOLD, unto said Grantees, during their joint lives, and upon the death of either of said Grantees, then to the survivor of said Grantees, and to the heirs and assigns of said survivor, in fee simple, forever, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, his, her or their heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 22nd day of MARCH, 2017.


JOHN D. BROWNING



PATTI M. BROWNING


ANN B. BROWNING

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JOHN D. BROWNING, 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 on the date the same bears date.

Given under my hand and official seal, this the 22ND day of MARCH, 2017.




Notary Public
My commission expires: 6/25/18

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that PATTI M. BROWNING, 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, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 22ND day of MARCH, 2017.




Notary Public
My commission expires: 6/25/18

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ANN B. BROWNING, 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, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 22ND day of MARCH, 2017.



Notary Public
My commission expires: 6/25/18

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 BROWNING, et al.
Mailing Address 937 NARROWS POINT DR.
BIRMINGHAM, AL 35242

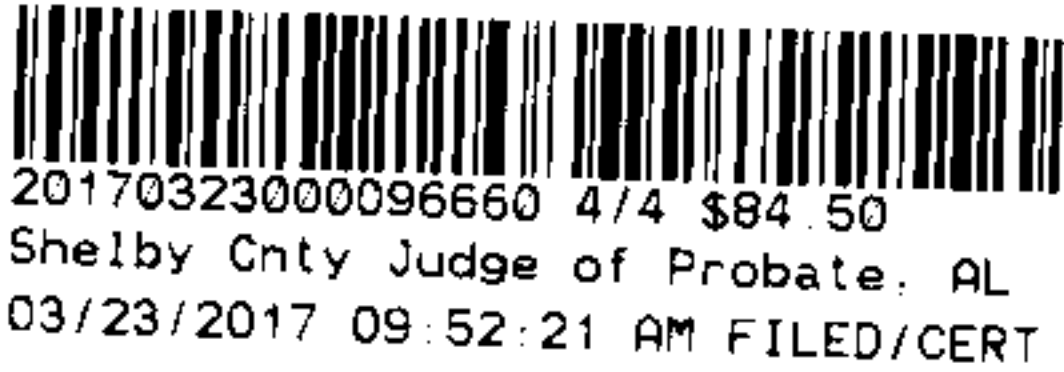
Grantee's Name JOHN & PATTI BROWNING
Mailing Address 937 NARROWS POINT DR.
BIRMINGHAM, AL. 35242

Property Address 937 NARROWS POINT DR.
BIRMINGHAM, AL. 35242

Date of Sale ^{TRANSFER} 3-22-2017
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 180,800 1/3 = 60,266.



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 ☐ Appraisal
☐ Sales Contract ☒ Other TAX ASSESSOR
☐ Closing Statement

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 3-22-17

Print JOHN D. BROWNING

Sign John D. Browning

☐ Unattested
(verified by)

(Grantor/Grantee/Owner/Agent) circle one