

This instrument prepared by:
Amy Logan
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Edgar W. Brown, III and Brittani Brown
1051 Grand Oaks Drive
Bessemer, AL 35022

WARRANTY DEED

20170530000187340

05/30/2017 12:22:42 PM

DEEDS 1/2

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Forty-Two Thousand And No/100 Dollars (\$342,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Dabney Homes, Inc. (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Edgar W. Brown, III and Brittani Brown* (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

*also known as Brittani L. Brown

Lot 12, according to the Map and Survey of Grand Oaks, recorded in Map Book 31, Page 68, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$332,800.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on April 28, 2017.

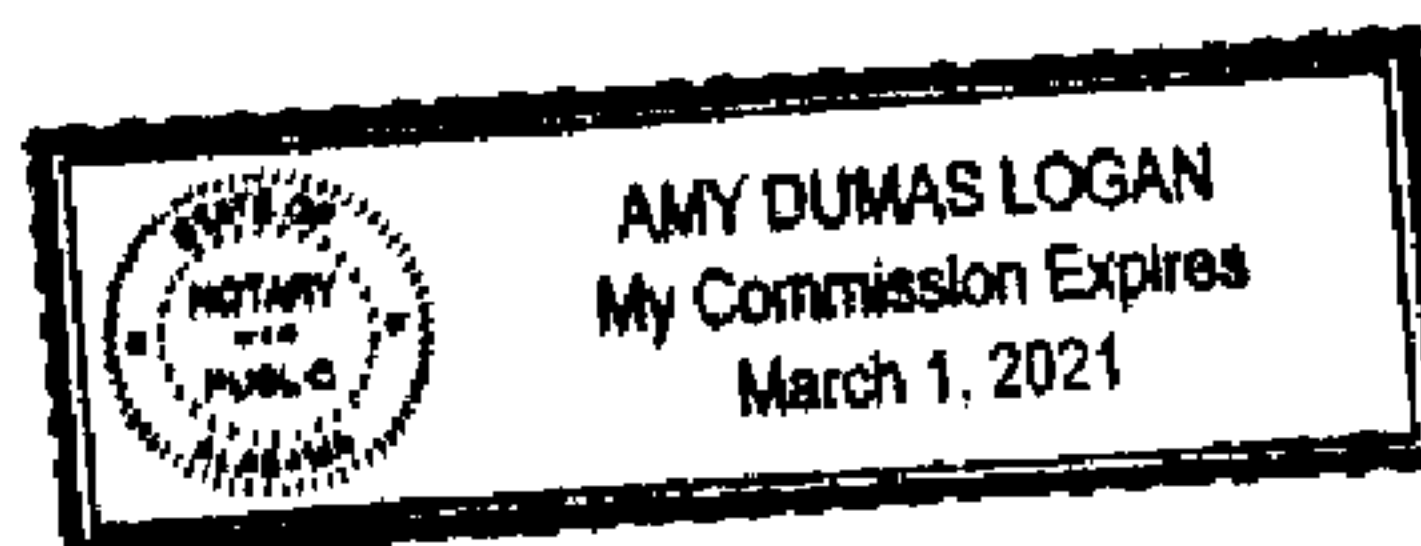
Dabney Homes, Inc.

BY: [Signature]
John D. Dabney
As Its: PRESIDENT

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John D. Dabney whose name is signed to the foregoing conveyance as President of Dabney Homes, Inc., 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 day the same bears date as the act of and DABNEY HOMES, Inc. on behalf of said

Given under my hand and official seal on 28 day of April, 20 17.
[Signature]
Notary Public
My commission expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Dabney Homes, Inc.	Grantee's Name	Edgar W. Brown, III and Brittani Brown
Mailing Address	1051 Grand Oaks Drive Bessemer, AL 35022	Mailing Address	_____
Property Address	1051 Grand Oaks Drive Bessemer, AL 35022	Date of Sale	April 28, 2017
		Total Purchase Price	\$342,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input type="checkbox"/> 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 - Dabney Homes, Inc., 1051 Grand Oaks Drive, Bessemer, AL 35022.

Grantee's name and mailing address - Edgar W. Brown, III and Brittani Brown, , .

Property address - 1051 Grand Oaks Drive, Bessemer, AL 35022

Date of Sale - April 28, 2017.

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.

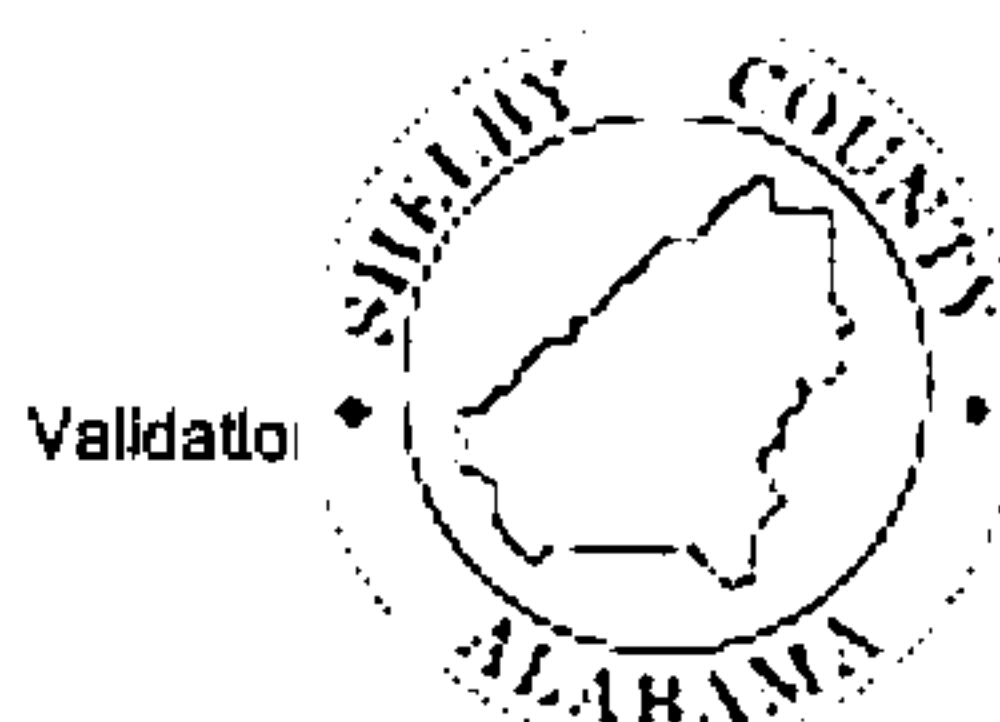
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: April 28, 2017

Sign _____
Agent

20170530000187340 05/30/2017 12:22:42 PM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/30/2017 12:22:42 PM
\$28.50 CHARITY
20170530000187340

TS-1700630

