

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
JOE BENJAMIN BARNWELL, JR.

185 PEBBLE DRIVE
ALABASTER, AL 35007

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifty-Eight Thousand and 00/100 Dollars (\$158,000.00)* to the undersigned Grantors, JOHNNY M. BROWN, a married man; GAIL R. BROWN, his wife; and TRACY BROWN, an unmarried woman, (hereinafter referred to as Grantors, whose mailing address is 185 PEBBLE DRIVE, ALABASTER, AL 35007), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto JOE BENJAMIN BARNWELL, JR. (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 71, ACCORDING TO THE SURVEY OF SUMMERBROOK SECTOR ONE, AS RECORDED IN MAP BOOK 18, PAGE 74, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Property address: 185 PEBBLE DRIVE, ALABASTER, AL 35007

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:

JOE BENJAMIN BARNWELL, JR. and JOE BARNWELL are one and the same.

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Such state of facts as shown on subdivision plat recorded in Plat Book 18, Page 74.
5. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 18, Page 74.
6. 30 foot building line on south, west and rear and 10 foot building line on east as written on recorded map.

7. 7.5 foot easement on north as shown by recorded map.
8. Covenants for Storm. Water Runoff Control recorded in Instrument PI 996-1173.
9. Pipe Line Permit and Right of Way to Southern Natural Gas Corporation recorded in Deed Book 90, page 445 and Deed Book 90, page 333.
10. Easement to Plantation Pipeline Company recorded in Deed Book 112, page 364; Deed Book 112, page 284 and Deed Book 212, page 635.
11. Easement to Alabaster Water and Gas Board recorded in Deed Book 278, page 391.
12. Restrictions or Covenants recorded in Instrument #1994-15844; Instrument #1995-7744 and Instrument #1996-2230.

TO HAVE AND TO HOLD and said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 28th day of August, 2017.


JOHNNY M. BROWN


GAIL R. BROWN


TRACY BROWN

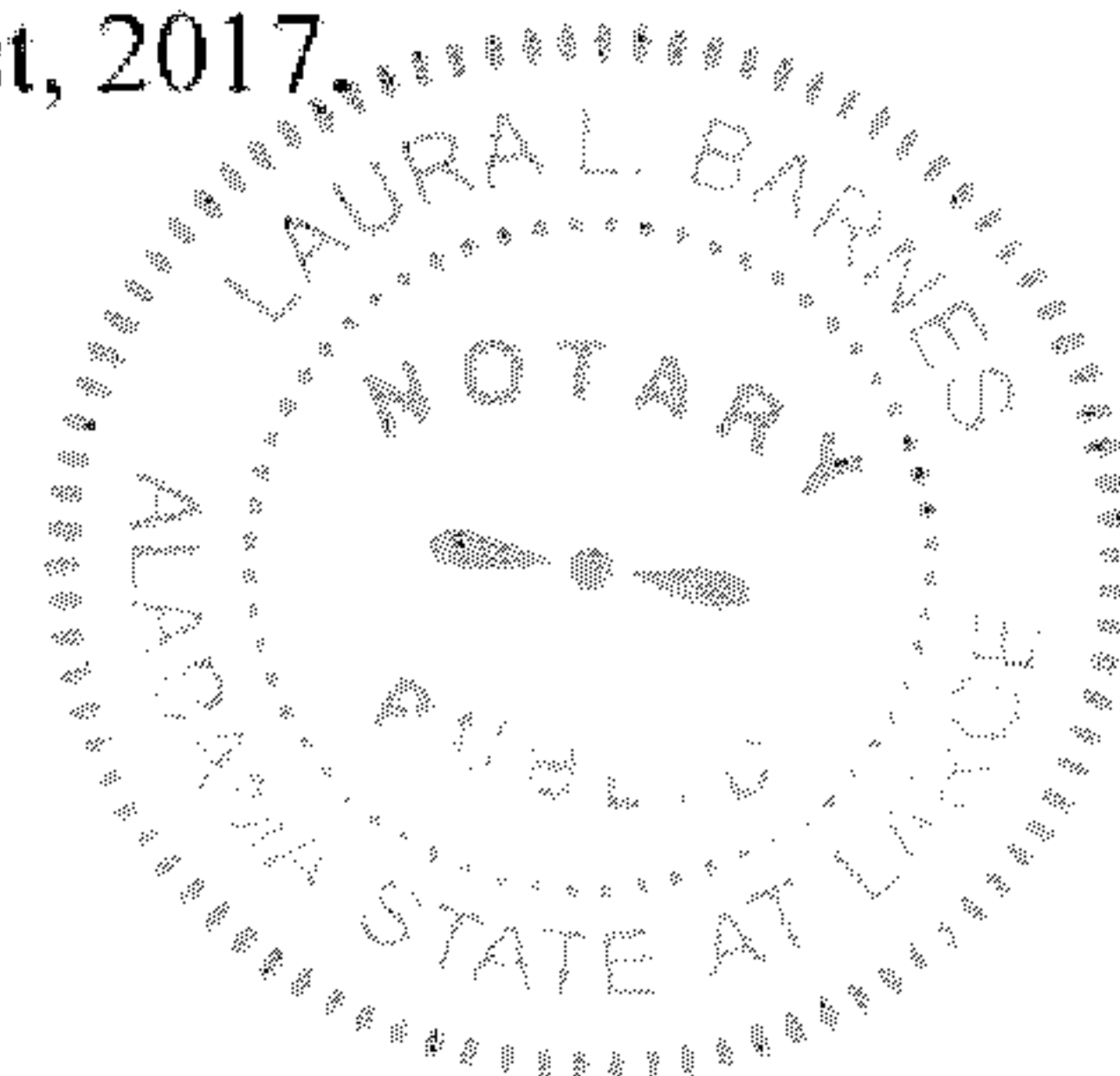
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JOHNNY M. BROWN, a married man; GAIL R. BROWN, his wife; and TRACY BROWN, a unmarried, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August, 2017.


NOTARY PUBLIC

2/4/20



Real Estate Sales Validation Form

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

20170829000313920 08/29/2017 08:56:03 AM DEEDS 3/3

Grantor's Name: JOHNNY M. BROWN Grantee's Name: JOE BENJAMIN BARNWELL, JR
GAIL R. BROWN and
TRACY BROWN

Mailing Address: 185 PEBBLE DRIVE Mailing Address: 185 PEBBLE DRIVE
ALABASTER, AL 35007 ALABASTER, AL 35007

Property Address: 185 PEBBLE DRIVE Date of Sales: August 28th, 2017
ALABASTER, AL 35007 Total Purchase Price: (\$158,000.00)

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	_____	Tax Appraisal
_____	Sales Contract	_____	Other Tax Assessment
x _____	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: August 28th, 2017

Print Laura L. Barnes

Sign

(Grantor/Grantee/Owner/Agent) **circle one**

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/29/2017 08:56:03 AM
\$24.00 CHERRY
20170829000313920

A handwritten signature, likely of Judge James W. Fuhrmeister, is written over the official stamp.