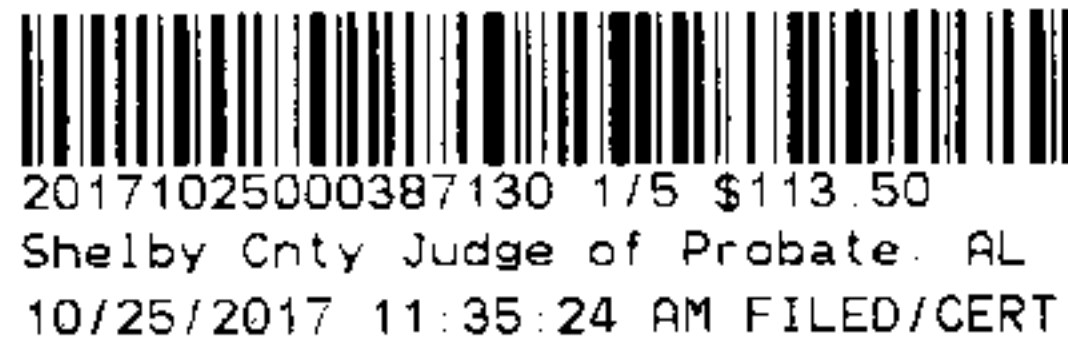


This Instrument was prepared by:  
Harrelson Law Firm, LLC  
Gregory D. Harrelson, Esq  
101 Riverchase Pkwy East  
Hoover, AL 35244



Send Tax Notice To:  
William Carlin  
Patricia Carlin  
1179 Country Club Circle  
Hoover, AL 35244

## **WARRANTY DEED**

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

That in consideration of FOUR HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED and 00/100 Dollars (\$422,500.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Jerome Brown, a single individual, Audrey Beth Brown, a single individual, Jeffrey Stuart Brown, a married man, and Judith Brown Lazenby, a married woman, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto William Carlin and Patricia Carlin, husband and wife, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 2408, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 24<sup>TH</sup> ADDITION, AS RECORDED IN MAP BOOK 10, PAGE 64 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to: (1) Ad valorem taxes due and payable October 1, 2018 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

Esther E. Brown, one of the grantees on that certain deed recorded at Instrument No. 20091019000393640 in the Probate Office of Shelby County, Alabama, died on or about November 12, 2014.

Subject Property Hereinabove described does not constitute the Homestead of the Grantors Jeffrey Stuart Brown or Judith Brown Lazenby nor that of their Spouses.

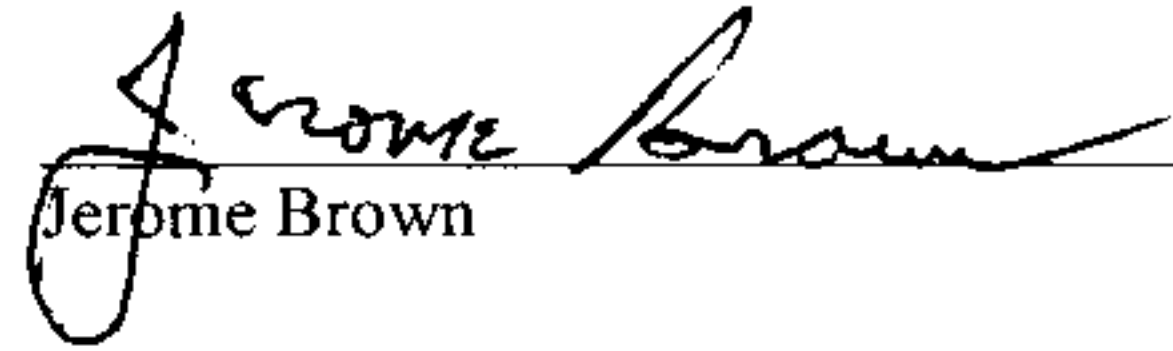
\$338,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

This deed shall become effective as of the 2<sup>nd</sup> day of October, 2017

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantors do for themselves and for their executors, heirs and assigns covenant with the said Grantee, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their executors, heirs and assigns 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 hereunto set my hand and seal on this the 2nd day of October, 2017.

  
Jerome Brown

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jerome Brown, 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 day the same bears date.

Given under my hand and official seal, this the 2nd day of October, 2017.

  
NOTARY PUBLIC

My Commission Expires: 8-25-19



20171025000387130 2/5 \$113.50  
Shelby Cnty Judge of Probate AL  
10/25/2017 11:35:24 AM FILED/CERT

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 27th day of September, 2017.

  
Judith Brown Lazenby

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Judith Brown Lazenby, 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 day the same bears date.

Given under my hand and official seal, this the 27th day of September, 2017.

  
NOTARY PUBLIC

My Commission Expires: 8-25-19

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 27<sup>th</sup> day of September, 2017.

Audrey Beth Brown  
Audrey Beth Brown

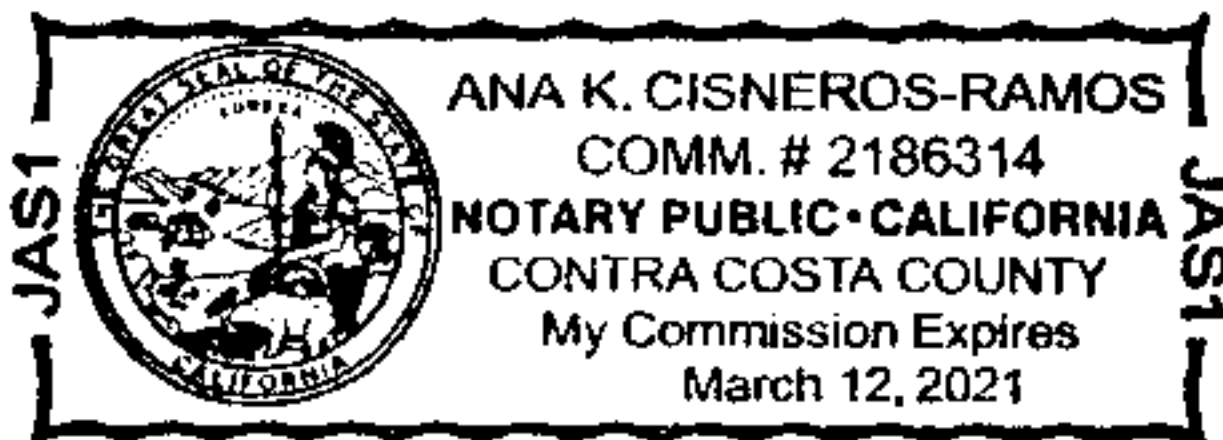
STATE OF California,

COUNTY OF Alameda,

Ana K. Cisneros - Ramos

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Audrey Beth Brown, 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 day the same bears date.

Given under my hand and official seal, this the 27 day of September, 2017.



Ana K. Cisneros-Ramos  
NOTARY PUBLIC

My Commission Expires: 03/12/2021



20171025000387130 3/5 \$113.50  
Shelby Cnty Judge of Probate, AL  
10/25/2017 11:35:24 AM FILED/CERT

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 28<sup>th</sup> day of September, 2017.

  
Jeffrey Stuart Brown

STATE OF MASSACHUSETTS

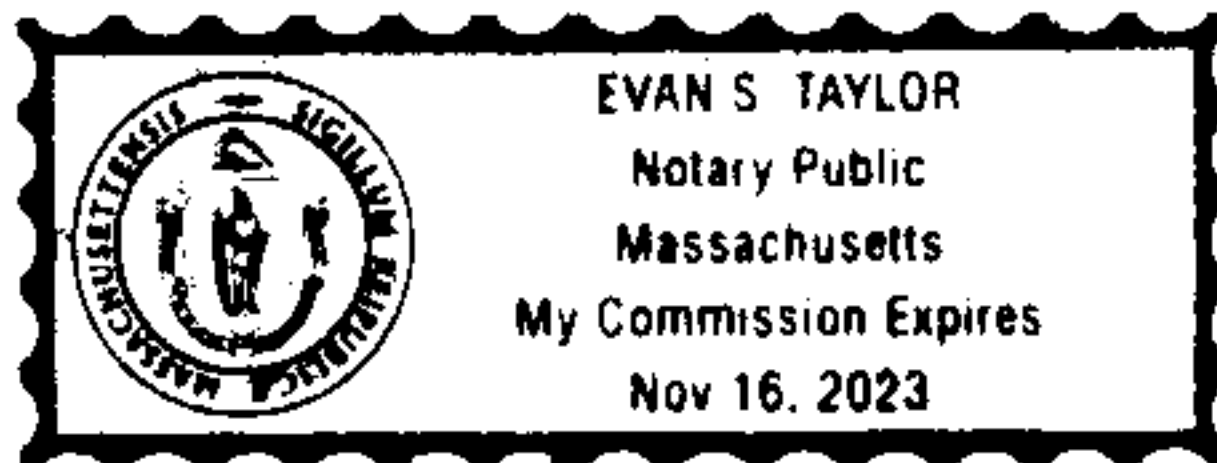
COUNTY OF MIDDLESEX

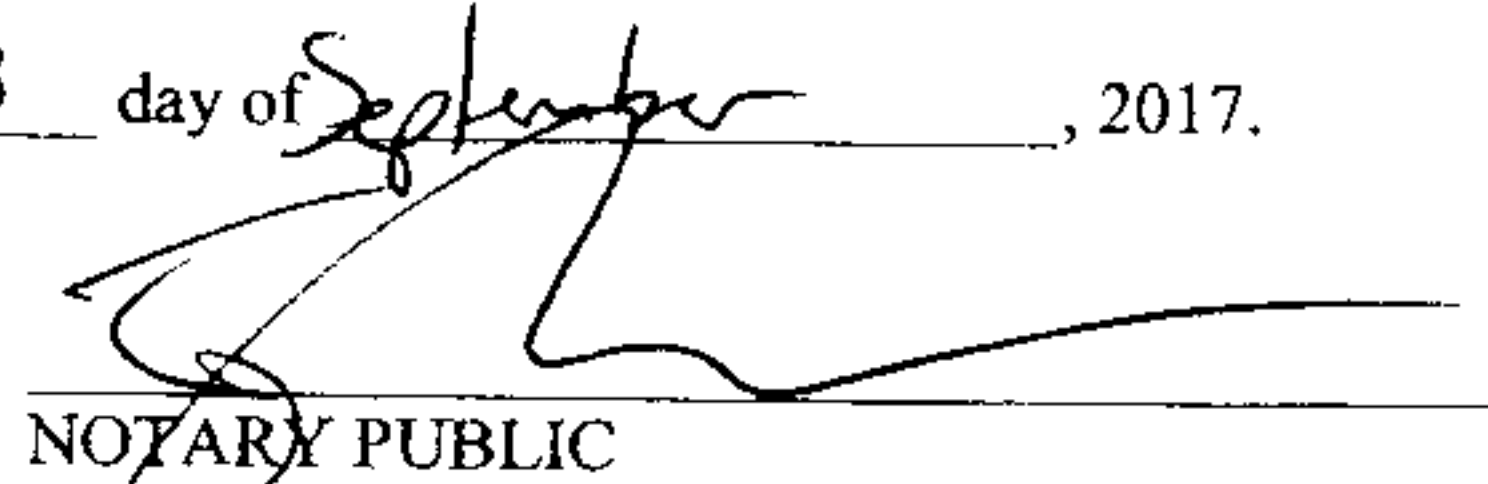


20171025000387130 4/5 \$113.50  
Shelby Cnty Judge of Probate: AL  
10/25/2017 11:35:24 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jeffrey Stuart Brown, whose names 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 day the same bears date.

Given under my hand and official seal, this the 28 day of September, 2017.



  
NOTARY PUBLIC

My Commission Expires: 16 NOV 2023



# Real Estate Sales Validation Form

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

Grantor's Name Jerome Brown  
Mailing Address 1179 Country Club Circle  
Hoover, AL 35244

Grantee's Name William Carlin  
Mailing Address Patricia Carlin  
1202 Willow Oak Ct  
Hoover, AL 35244


Property Address 1179 Country Club Circle  
Hoover, AL 35244

Date of Sale 10-2-17  
Total Purchase Price \$ 422,500.00  
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

  
20171025000387130 5/5 \$113.50  
Shelby Cnty Judge of Probate, AL  
10/25/2017 11:35:24 AM FILED/CERT

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 10-2-17

Print Greg Harrelson

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1