


Send tax notice to:  
9514 Brook Forest Cir.  
Helena, AL 35090

This instrument prepared by:  
O.W. LONG & ASSOCIATES, LLC  
1321 Gunter Avenue  
Guntersville, Alabama 35976  
Oliver Wesley Long

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20171103000399540 1/2 \$20.50  
Shelby Cnty Judge of Probate, AL  
11/03/2017 10:18:36 AM FILED/CERT

**WARRANTY DEED**


KNOW ALL THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, the undersigned, **Kristi Perkins, a single person**, (hereinafter referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **Trevon M. Bryant and Katie V. Bryant**, (hereinafter referred to as GRANTEES) as joint tenants with right of survivorship, the following real estate situation in Shelby County, Alabama, to-wit:

Lot 8-A, according to the Survey of Brook Forest Addition to Wyndham Phase Two, as recorded in Map Book 30, Page 85, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the Grantees for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR does, for herself, her heirs and assigns, covenant with said GRANTEES, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except ad valorem taxes for 2017 and subsequent years, and easements and restrictions of record, unless otherwise stated above; that she has good right to sell and convey the same aforesaid; that she will and her heirs and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims all persons.

IN WITNESS WHEREOF, the Grantor hereunto set her hand and seal this the 31 day of October, 2017.


  
\_\_\_\_\_  
**Kristi Perkins**

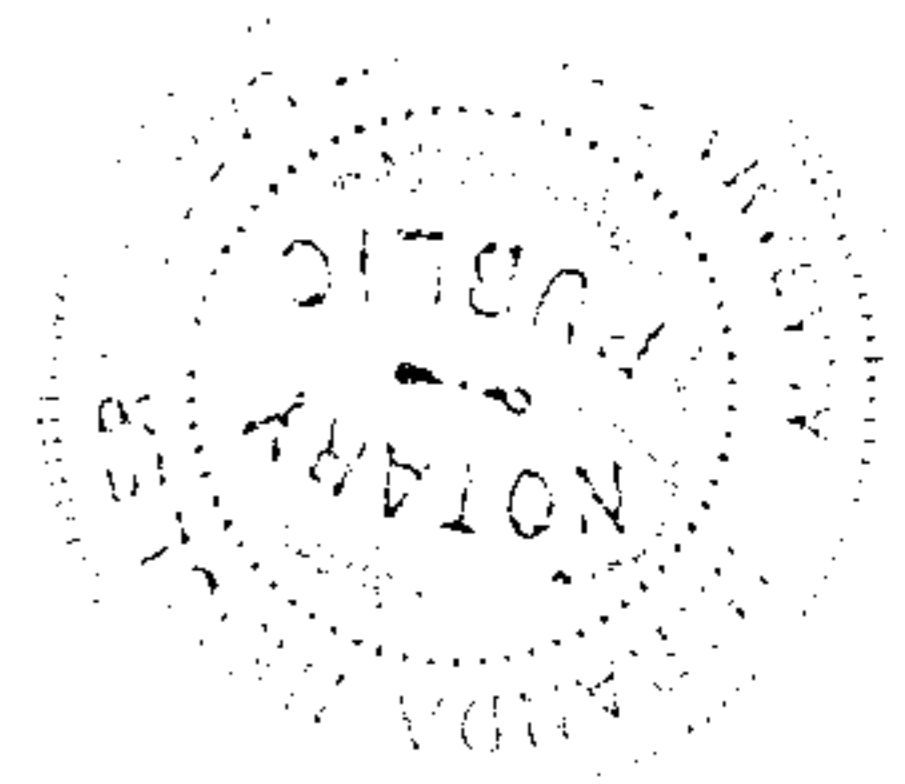
STATE OF ALABAMA  
COUNTY OF SHELBY

Shelby County, AL 11/03/2017  
State of Alabama  
Deed Tax: \$2.50

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **Kristi Perkins**, 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 said conveyance, she executed the same voluntarily.

Given under my hand and official seal this the 31 day of October, 2017.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 3/4/19



Real Estate Sales Validation Form

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

Grantor's Name Kristi Perkins  
Mailing Address 2680 Signal Point Rd.  
Granterville, AL 35976

Grantee's Name Trevon M. & Katie V. Bryant  
Mailing Address 9514 Brook Forest Cir.  
Helena, AL 35080

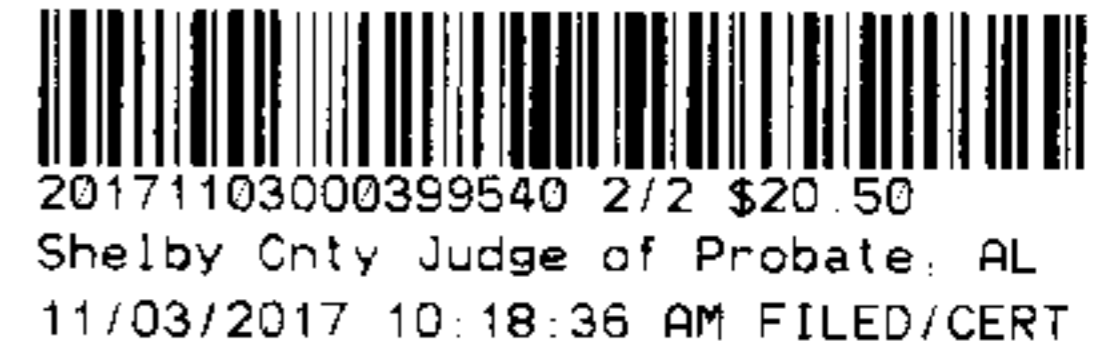
Property Address 9514 Brook Forest Cir.  
Helena, AL 35080

Date of Sale 10/31/17  
Total Purchase Price \$ 126,500.00  
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



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 10/31/17

Print M. Neisler

Unattested  
\_\_\_\_\_  
(verified by)

Sign M. Neisler  
\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one