Prepared by: JUL ANN McLEOD, Esq. 1957 Hoover Court, Suite 306 Birmingham, AL 35226 Send Tax Notice to:
Phillip Glenn Pruett & Amy Keenan Pruett
1441 Highway 277
Helena, AL 35080

STATE OF ALABAMA	· )
	) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY	) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWELVE THOUSAND AND NO/100 DOLLARS (\$12,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, WILLIAM G. BRINKS and CARMEN D. BRINKS, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, PHILLIP GLENN PRUETT and AMY KEENAN PRUETT (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 2, according to the Map of Brinks and Teems Family Subdivision, as recorded in Map Book 42, page 77, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$12,000.00 of the above-recited consideration is being paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 11th day of January, 2018.

WILLIAM G. BRINKS

CARMEN D. BRINKS

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that WILLIAM G. BRINKS and CARMEN D. BRINKS, 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 instrument, they executed the same voluntarily on the day the same bears

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of January, 2018.

NOTAXYPUBLIC

My commission expires:

MALCOLM S. MCLEOD My Commission Expires August 15, 2018

## Real Estate Sales Validation Form

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

Grantor's Name	WILLIAM G. BRINKS and CARMEN D. BRINKS	PHILLIP GLENN PRUETT and Grantee's Name AMY KEENAN PRUETT
Mailing Address	LOT 2 HIGHWAY 277 HELENA, AL 35080	Mailing AddressLOT 2 HIGHWAY 277 HELENA, AL 35080
Property Address	LOT 2 HIGHWAY 277 HELENA, AL 35080	Date of Sale January 12, 2018
	TILLLIAM, ME 30000	Total Purchase Price \$12,000.00
		or Actual Value \$
		or
		Assessor's Market Value <u>\$</u>
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 Contra X_Closing State		Other
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.		
· · · · · · · · · · · · · · · · · · ·	Inst	ructions
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 an conveyed.	nd mailing address - provide the name of	the person or persons to whom interest to property is being
	the physical address of the property being erry was conveyed.	ng conveyed, if available. Date of Sale - the date on which
Total purchase priethe instrument offer	•	se of the property, both real and personal, being conveyed by
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 <u>Code of Alabama 1975</u> § 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 January 12	2. 2018	Print Malcolm S. McLeod
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Unattested	(verified by)	Sign ///akioku S. M. Soot Assert) circle one
	Filed and Recorded Official Public Reco Judge James W. Fu	

Official Public Records
Judge James W. Fuhrmeister, Probate Jud
County Clerk
Shelby County, AL
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