

Send tax notice to:
Edna Braman
257 Garrett Road
Vincent, Al 35178

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, the undersigned Grantor, **Edna Braman**, an unmarried woman, do grant, bargain, sell and convey unto the Grantee, **Shirl Lynn Greene and Carol Janeen Tressillian**, in fee simple, per stirpes our interest in the following described real property situated in Shelby County, Alabama, SUBJECT TO the reservation stated below, viz:

See attached Exhibit A for legal description of subject property which is hereby incorporated by reference as though fully set out herein.

EXCEPT that, as to all of the above described property, I reserve a life estate, together with the right to use and occupy the same and collect the rents or other income therefrom so long as I shall live.

This deed prepared without benefit of title examination or survey. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, his heirs, executors and administrators in fee simple, forever.

And we do, for ourselves and our heirs, executors and administrators, covenant with the said Grantee, his heirs, executors and administrators, that we are lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs, executors and administrators, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this
7th day of March, 2018.

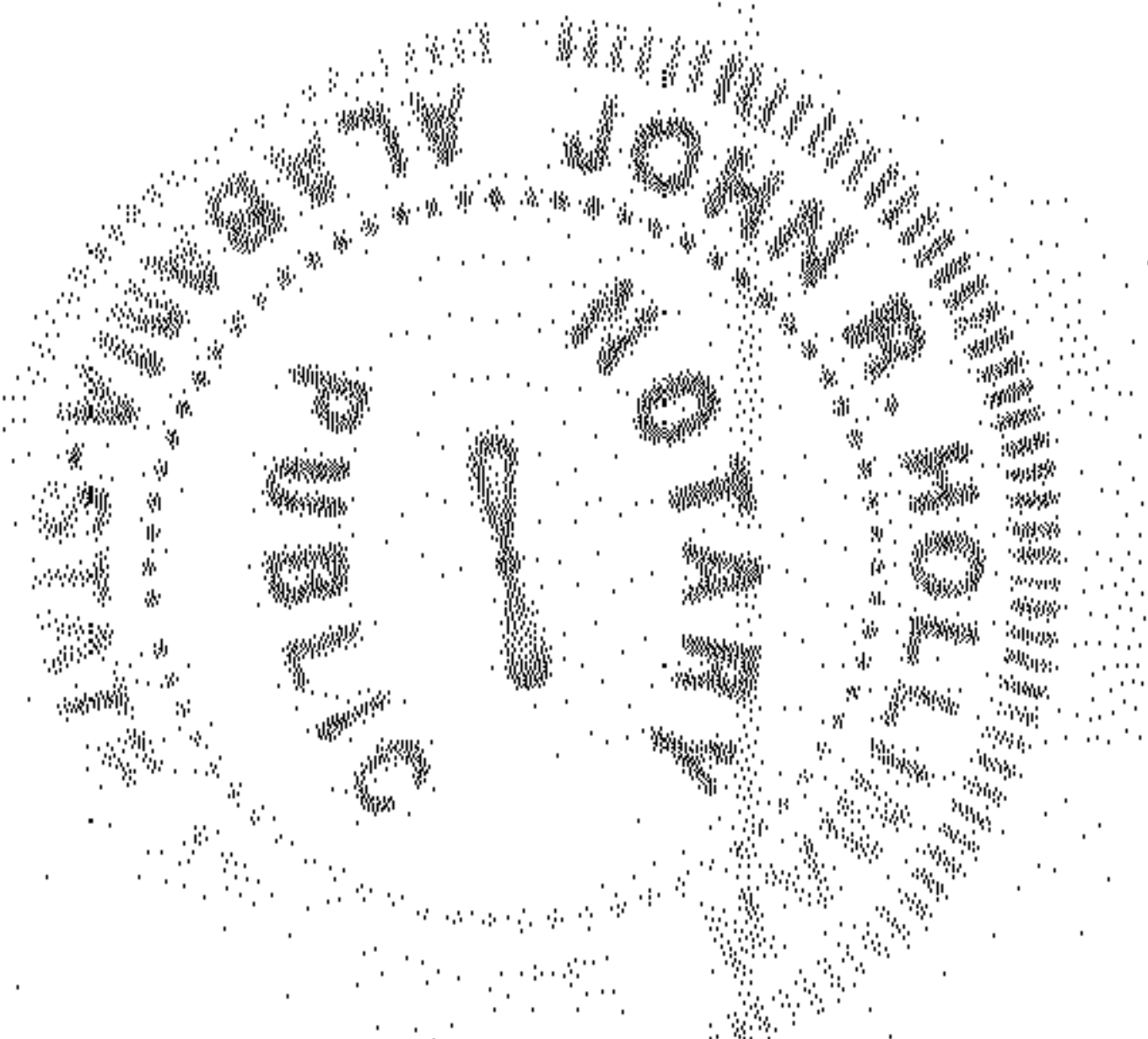
Edna Braman (SEAL)
EDNA BRAMAN

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **EDNA BRAMAN**, 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 7th day of March, 2018.



[Signature]
Notary Public

This Instrument was Prepared By:
BRADFORD & HOLLIMAN, LLC
JOHN HOLLIMAN
2491 Pelham Parkway
Pelham, Alabama 35124
Phone: (205) 663-0281

Exhibit A

Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, T 18S, R 2 E, more particularly, Commence at the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 442 feet to a point, thence run South, parallel to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 690 feet to a point, thence run East, parallel to the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 442 feet to a point on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section: thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 690 feet to the point of beginning, as recorded in the Office of Judge of Probate, Shelby Co, AL Book 340, Page 762.

Real Estate Sales Validation Form

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

Grantor's Name Edna Braman
Mailing Address 257 Garrett Road
Vincent, AL 35178

Grantee's Name Shiri Lynn Greene & Carol Janeen Tressilian
Mailing Address 257 Garrett Road
Vincent, AL 35178

Property Address 257 Garrett Road
Vincent, AL 35178

Date of Sale 3/7/2018
Total Purchase Price \$

or
Actual Value \$

20180307000073680 03/07/2018 10:00:57 AM DEEDS 4/4 or
Assessor's Market Value \$ 142,290

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 Tax Appraised Value

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 3/7/2018

Print John R. Hollings

Unattested

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

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/07/2018 10:00:57 AM
\$166.50 CHERRY
20180307000073680

Signature