

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Brenita H. Brown
204 Wood Bridge Trail
Chelsea, AL 35043


20180327000101190 1/4 \$64.00
Shelby Cnty Judge of Probate, AL
03/27/2018 02:45:00 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Thirty Five Thousand and 00/100 (\$35,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned, **Carter S. Kennedy, a married man, James J. Odom, Jr., a married man, Patrick L. O'Sullivan, an unmarried man, and Patrick L. O'Sullivan or his successor, as Trustee of the Ignatius L. O'Sullivan, Jr. Revocable Management Trust dated April 16, 2002 and any amendments thereto and Patrick L. O'Sullivan or his successor, as Trustee of the Helen G. O'Sullivan Revocable Management Trust dated April 16, 2002, and any amendments thereto,** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Brenita H. Brown**, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 5, according to the Map and Survey of the Final Record Plat of Narrows Point – Phase 6, as recorded in Map Book 35, Pages 89 A, B & C, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To:

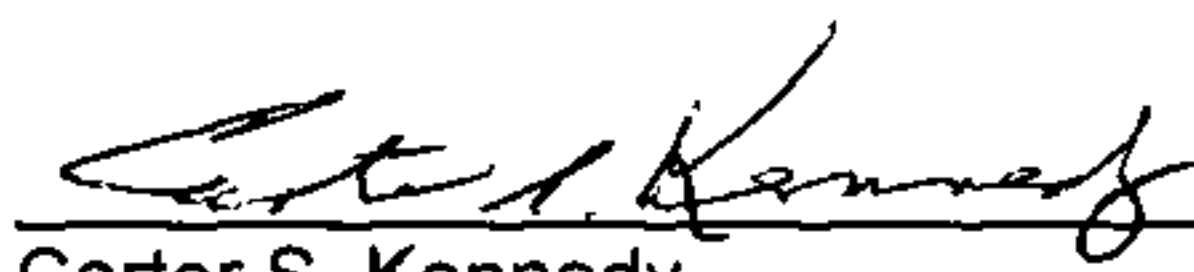
Ad valorem taxes for 2018 and subsequent years not yet due and payable until October 1, 2018.
Existing covenants and restrictions, easements, building lines and limitations of record.

The property conveyed herein does not constitute the homestead of any of the Grantors nor that of their respective spouse.

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

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

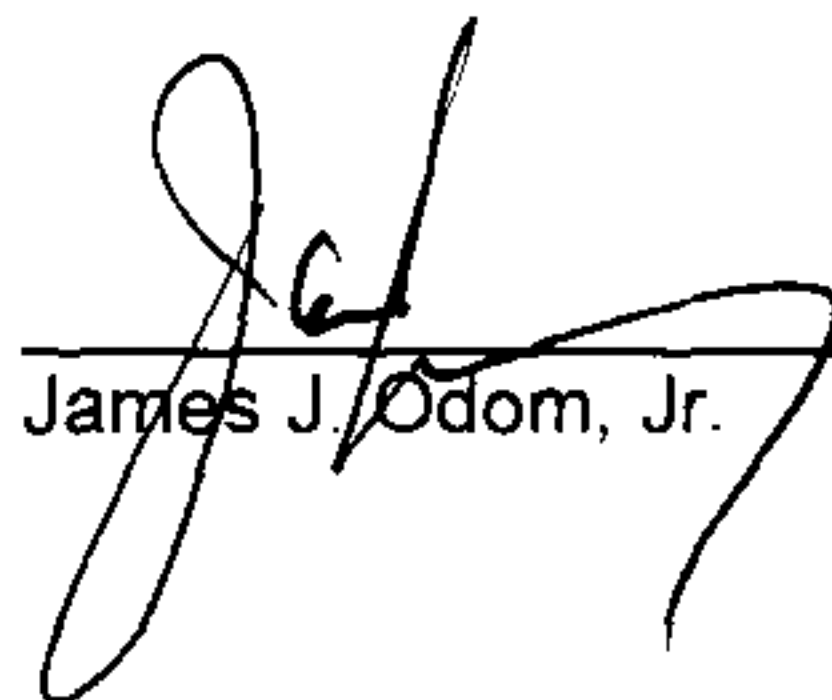
IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **22nd** day of **March, 2018**.



Carter S. Kennedy



Patrick L. O'Sullivan



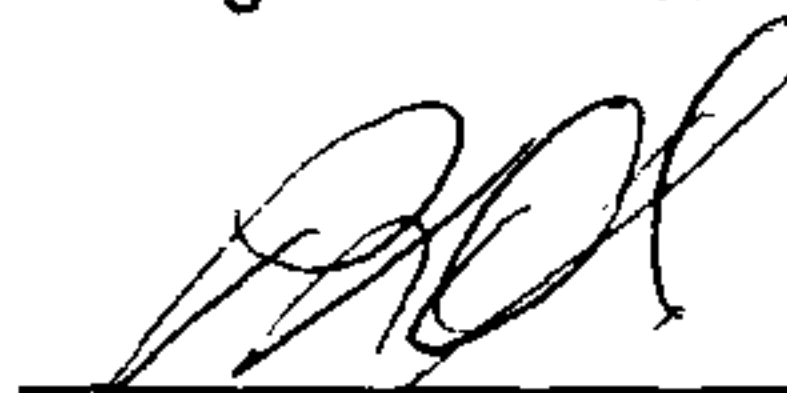
James J. Odom, Jr.

The Ignatius L. O'Sullivan, Jr. Revocable
Management Trust dated April 16, 2002



Patrick L. O'Sullivan, Trustee

The Helen G. O'Sullivan Revocable
Management Trust dated April 16, 2002



Patrick L. O'Sullivan, Trustee

Shelby County, AL 03/27/2018
State of Alabama
Deed Tax: \$35.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Carter S. Kennedy, a married man, 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 Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of March, 2018.


NOTARY PUBLIC

My Commission Expires: 6-2-2019



(must affix seal)

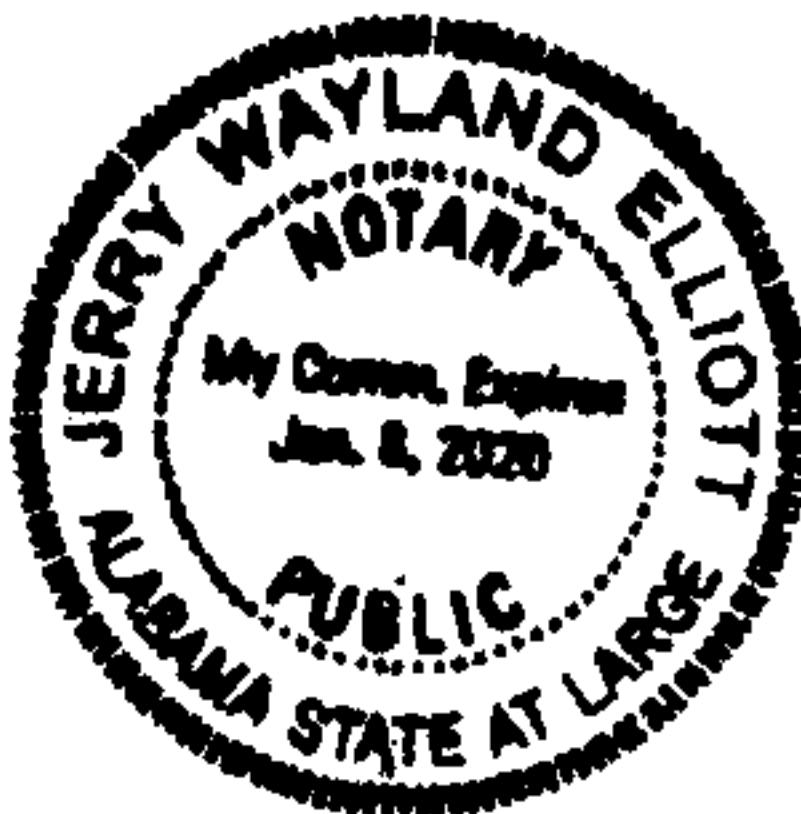
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James J. Odom, Jr., a married man, 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 Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of MARCH, 2018.


NOTARY PUBLIC

My Commission Expires: 1-8-2020



(must affix seal)

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Patrick L. O'Sullivan, an unmarried man, 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 Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of March, 2018.


NOTARY PUBLIC

My Commission Expires: 6-2-2019



(must affix seal)

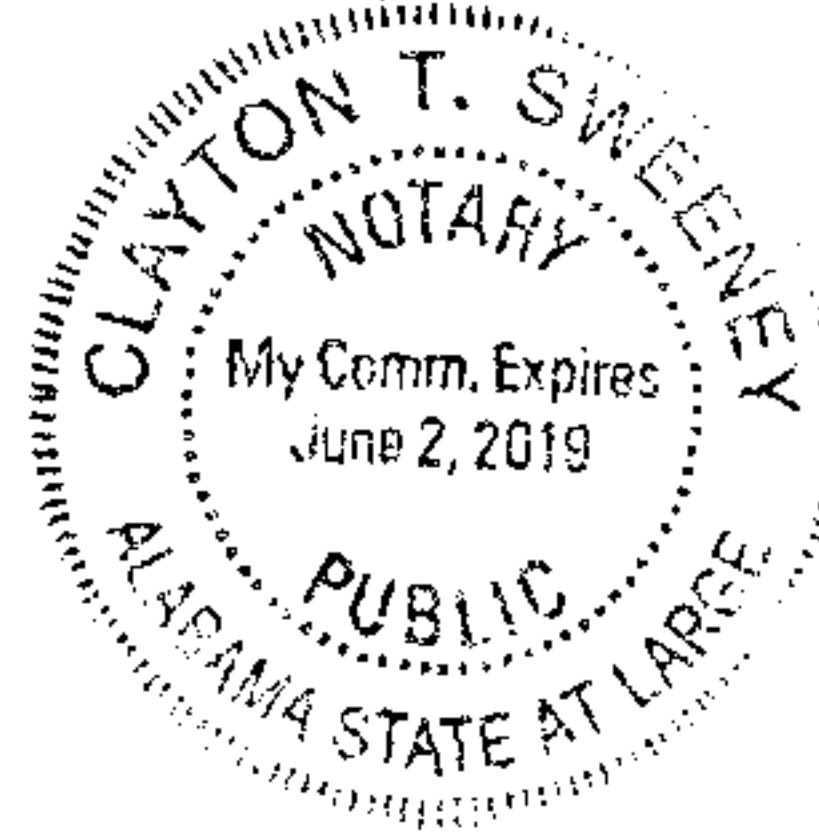

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Shelby Cnty Judge of Probate, AL
03/27/2018 02:45:00 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Patrick L. O'Sullivan, whose name as Trustee under the Ignatius L. O'Sullivan, Jr. Revocable Management Trust Agreement dated April 16, 2002, 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 Instrument, he, in his capacity as such Trustee, executed the same voluntarily for and as the act of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of March, 2018.

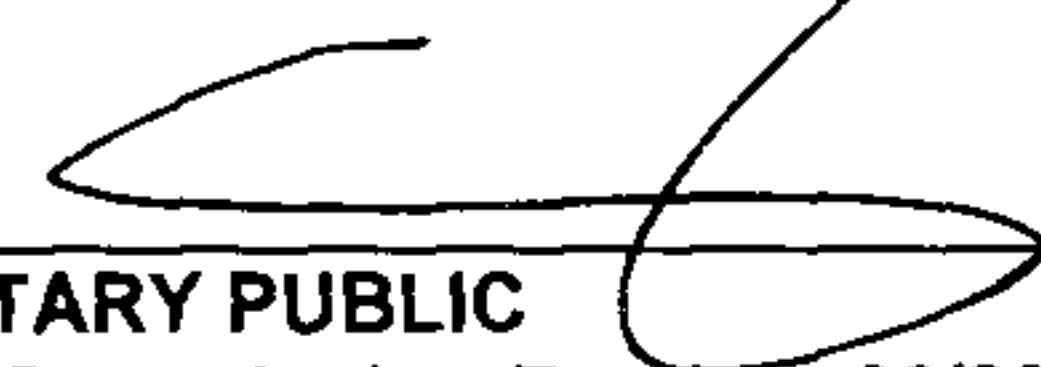

NOTARY PUBLIC
My Commission Expires: 06/02/2019



STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Patrick L. O'Sullivan, whose name as Trustee under the Helen G. O'Sullivan, Jr. Revocable Management Trust Agreement dated April 16, 2002, 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 Instrument, he, in his capacity as such Trustee, executed the same voluntarily for and as the act of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of March, 2018.


NOTARY PUBLIC
My Commission Expires: 06/02/2019




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Real Estate Sales Validation Form

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

Grantor's Name Carter S. Kennedy, James J. Odom,
Jr. Patrick L. O'Sullivan, The Ignatius
L. O'Sullivan, Jr. Revocable
Management Trust dated April 16,
2002 and The Helen G. O'Sullivan
Revocable Management Trust dated
April 16, 2002

Mailing Address 211-B Yeager Parkway
Pelham, AL 35124

Property Address Lot 5 Narrows Point
Birmingham, AL 35242

Grantee's Name Brenita H. Brown

Mailing Address 204 Wood Bridge Trail
Chelsea, AL 35043

Date of Sale March 22, 2018

Total Purchase Price \$ 35,000.00

or

Actual Value \$

or

Assessor's Market Value \$

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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

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 _____

Unattested

(verified by)

Print: Carter S. Kennedy
James J. Odom, Jr. and Patrick L. O'Sullivan

Sign

(Grantor/Grantee/Owner/Agent) circle one