

This Instrument was Prepared by:

Lauren N. Smith, Esquire
80 N Village Dr
Gardendale, AL 35071

Send Tax Notice To: Dana Brannum
126 Carriage Dr
Maylene, AL 35114

20180412000121350
04/12/2018 08:02:35 AM
DEEDS 1/1

STATUTORY WARRANTY DEED

Tax Assessed Value: \$126,500
State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the the Settlement Agreement and the Final Judgment of Divorce, Case No. DR 2015-900146.000, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Horace L. Brannum, III, a Single man whose mailing address is 126 Carriage Dr., Maylene, AL 35114 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Dana Brannum, whose mailing address is 126 Carriage Dr, Maylene, AL 35114 (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is 126 Carriage Dr., Maylene, AL 35114; to wit;

Lot 7, according to the Survey of Carriage Hills, Phase II, as recorded in Map Book 13, Page 129, in the Probate Office of Shelby County, Alabama.

Property may be subject to all taxes, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

****NOTE: Sole purpose of this conveyance is to remove Grantor Horace L. Brannum, III from title and convey full ownership of the property to Dana Brannum per Agreement and Final Divorce Decree**

\$158,754.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5th day of April, 2018.

Horace L. Brannum, III
Horace L. Brannum, III

State of Alabama

County of Jefferson

I, Lauren Nicole Smith, a Notary Public in and for the said County in said State, hereby certify that Horace L. Brannum, III, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/ she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of April, 2018.

Lauren Nicole Smith
Notary Public, State of Alabama

My Commission Expires: 2/2/2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/12/2018 08:02:35 AM
\$16.00 CHERRY
20180412000121350

James W. Fuhrmeister

