

THIS DEED WAS PREPARED WITHOUT
TITLE EXAMINATION OR LEGAL
OPINION AND THE LEGAL
DESCRIPTION IS BASED UPON
INFORMATION PROVIDED BY THE
GRANTOR HEREIN.

Grantor:

Virginia Brumfield
8232 Hwy 13
Helena, AL 35080

Send Tax Notice To Grantee At:

Jeffrey Wayne Brumfield
John David Brumfield
8238 Hwy 13
Helena, AL 35080


Property Address:

8232 Hwy 13
Helena, AL 35080

Shelby County, AL 04/30/2018
State of Alabama
Deed Tax: \$46.50

This instrument was prepared by:

Andrew Laplante
1604 Third Avenue North
Bessemer, AL 35020


20180430000145200 1/5 \$73.50
Shelby Cnty Judge of Probate, AL
04/30/2018 02:10:28 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

WHEREAS John Hugh Brumfield was the last record title holder
to the property hereinafter described, and

WHEREAS said John Hugh Brumfield died on or about December 9,
2016, and

WHEREAS the Last Will and Testament has been admitted to
probate in the Probate Court of Shelby County, Alabama in Case
Number PR-2017-000133, and

WHEREAS the Last Will and Testament of John Hugh Brumfield
which has been admitted to Probate in the Probate Court of Shelby

County, Alabama in Case Number PR-2017-000133 states in part as follows:

"SECOND: At the time of the execution of this Last Will and Testament, I am living in a house which is located at 8232 Highway 13, Helena, Alabama 35080, Shelby County, Alabama, and which is legally described as follows, to-wit:"

"Commence at the south east corner of the south east quarter of the south west quarter of section 24, township 20 south, range 4 west, Shelby County, Alabama, thence southerly along the east line of the north east quarter of the north west quarter 208.86 feet to a point, thence 87 degrees 32 minutes 20 seconds right and westerly 415.97 feet to a point thence 92 degrees 04 minutes right and northerly 373.70 feet to the point of beginning of the property being described, thence continue along last described course 155.16 feet to a point, thence 22 degrees 0 minutes left 306.0 feet to a point on the south right of way line of Shelby County highway number 13, thence 109 degrees 35 minutes 05 seconds left and south westerly along said right of way line 168.94 feet to a point, thence 48 degrees, 0 minutes left and southerly 325.0 feet to a point, thence 90 degrees 0 minutes left and easterly 243.35 feet to the point of beginning."

"A. I do hereby give, devise and bequeath unto my wife, Virginia Brumfield, the right to use and live in this house for the remainder of her life. If I have sold this house and moved, then this right to use and live in my house shall attach to any replacement residence that I may have obtained. It is my intention to furnish my wife a place to live for the rest of her life."

"B. Subject to the life estate herein above granted unto my wife, Virginia Brumfield, I do hereby give, devise and bequeath this house and the approximately two acres which it is situated upon to my son, Jeffrey Wayne Brumfield and my son, John David Brumfield, to be theirs absolutely, share and

share alike."

WHEREAS said Virginia Brumfield no longer desires to use and/or live in the above described property and is willing to transfer her undivided interest in and to said property over to Jeffrey Wayne Brumfield and John David Brumfield at this time,

NOW THEREFORE, in consideration of Five Hundred and 00/100 Dollars and other good and valuable consideration, the receipt of which is herein acknowledge, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, or we, **Virginia Brumfield**, a single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jeffrey Wayne Brumfield**, a married man and **John David Brumfield**, a married man (herein referred to as grantee, whether one or more), all of my undivided right, title and interest, including life estate in and to the following described real estate, situated in Shelby County, County, Alabama, to-wit:

"Commence at the south east corner of the south east quarter of the south west quarter of section 24, township 20 south, range 4 west, Shelby County, Alabama, thence southerly along the east line of the north east quarter of the north west quarter 208.86 feet to a point, thence 87 degrees 32 minutes 20 seconds right and westerly 415.97 feet to a point thence 92 degrees 04 minutes right and northerly 373.70 feet to the point of beginning of the property being described, thence continue along last described course 155.16 feet to a point, thence 22 degrees 0 minutes left 306.0 feet to a point on the south right of way line of Shelby County highway number 13, thence 109 degrees 35 minutes 05 seconds left and south westerly along said right of way line 168.94 feet to a point, thence 48 degrees, 0 minutes left and southerly 325.0 feet to a point, thence 90 degrees 0 minutes left and easterly 243.35 feet to the point of beginning."

The Street Address being: 8232 Highway 13, Helena,
Alabama 35080, Shelby County,
Alabama,

Subject to the following exceptions:

1. Ad valorem property taxes for the current year and all subsequent years.
2. Easements, restrictions and covenants of record.
3. Any reservation of mineral or mining rights.

The property herein conveyed is not the homestead or
homeplace of the grantor herein.

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

IN WITNESS WHEREOF, the said GRANTOR, **Virginia Brumfield**, has
hereto set her signature and seal, this the 23 day of
August, 2017.


Virginia Brumfield


STATE OF FL)
Columbia COUNTY)

I, the undersigned, a notary public in and for said County, in
said State, hereby certify that **Virginia Brumfield**, 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
this date.

Given under my hand and seal this 23 day of
August, 2017.


Notary Public

\\Server\wpdocs\PROBATE\Clients-Estates\A-B-C-D\Brumfield.John\Warranty Deed from Virginia Brumfield.wpd


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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 Virginia Brumfield
Mailing Address 8232 Hwy 13
Helena AL 35080

Grantee's Name Jeffrey Wayne Brumfield
Mailing Address John David Brumfield
8238 Hwy 13
Helena, AL 35080

Property Address 8232 Hwy 13
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ Life - estate
138,300.00 13-

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) 46,100.

☐ 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 4-30-2018

Print

A. Luplart

Unattested

Sign

A. Luplart

Verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1