

SEND TAX NOTICE TO:
Donna Marie Ploessl
1040 Moody Street
Montevallo, Alabama 35115

This instrument was prepared by
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20180607000200150
06/07/2018 07:58:32 AM
DEEDS 1/3

WARRANTY DEED

STATE OF Alabama

~~Jefferson~~ COUNTY

Shelby
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty Thousand dollars & no cents (\$160,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Jonathan L. Brown, an unmarried man** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Donna Marie Ploessl** (herein referred to as grantee, whether one or more), the following described real estate, situated in ~~Jefferson~~ County, Alabama, to-wit:

Shelby
BEGIN AT A POINT ON EAST SIDE OF MOODY STREET 165.00 FEET FROM NORTHEAST CORNER MEASURING ALONG STREET FROM NORTHMOST INTERSECTION OF HIGHLAND AND MOODY STREET ACCORDING TO THE MAP OF LYMAN'S ADDITION TO MONTEVALLO; THENCE RUN NORTHWEST ALONG MOODY STREET 70.00 FEET; THENCE PERPENDICULAR TO MOODY STREET 100.00 FEET; THENCE SOUTHEAST AND PARALLEL WITH MOODY STREET 70.00 FEET; THENCE SOUTHWEST AND PARALLEL WITH HIGHLAND STREET 100.00 FEET TO POINT OF BEGINNING; BEING SITUATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 22, RANGE 3 WEST, SHELBY COUNTY, ALABAMA.

\$ 128,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

1. All taxes for the year 2018 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to lien, for services, labor, or material heretofore, or hereafter furnished, imposed by law, and not shown by the public records.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **May 31, 2018** .

Jonathan L. Brown (Seal)
Jonathan L. Brown

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

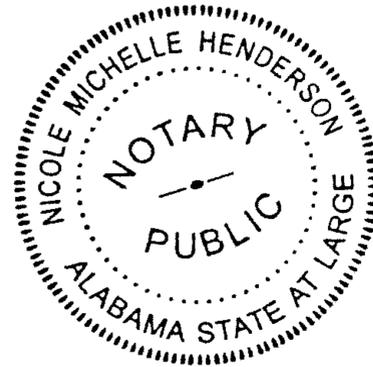
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jonathan L. Brown** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they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

Given under my hand and official seal this 31st day of May, 2018

Nicole Michelle Henderson
Notary Public.

(Seal)

My Commission Expires: 3/30/22



20180607000200150 06/07/2018 07:58:32 AM DEEDS 3/3
Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Jonathan L. Brown

Grantee's Name Donna Marie Ploessl

Mailing Address 4800 Maryland Ave
Birmingham, Alabama 35210
Property Address 1040 Moody Street
Montevallo, Alabama 35115

Mailing Address 1040 Moody Street
Montevallo, Alabama 35115
Date of Sale 05/31/2018

Total Purchase Price \$160,000.00

or

Actual Value _____

or

Assessor's Market Value _____

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

X 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's curreny 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 responsibiliy of valuing proeprty 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 5/31/18

Print Jonathan L. Brown

_____ Unattested

Jonathan L. Brown
(verified by)

Sign _____

Jonathan L. Brown
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/07/2018 07:58:32 AM
\$53.00 CHERRY
20180607000200150

Jonathan L. Brown