


This instrument prepared by:  
Jeffery D. Hatcher  
300 S Commerce St  
P.O. Box 189  
Geneva, AL 36340

  
20180611000204480 1/2 \$118.00  
Shelby Cnty Judge of Probate, AL  
06/11/2018 08:45:22 AM FILED/CERT

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **Four Hundred Twenty Thousand Dollars (\$420,000.00)** and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, **Jeffrey Wayne Brooks and wife, Tamara A. Brooks**, whose current address is **1720 Willa Cr., Winter Park, FL 32792** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **GULF COAST MANAGEMENT SERVICES, LLC**, a Limited Liability Company, whose present address is **P.O. Box 98, Geneva, Alabama 36340**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

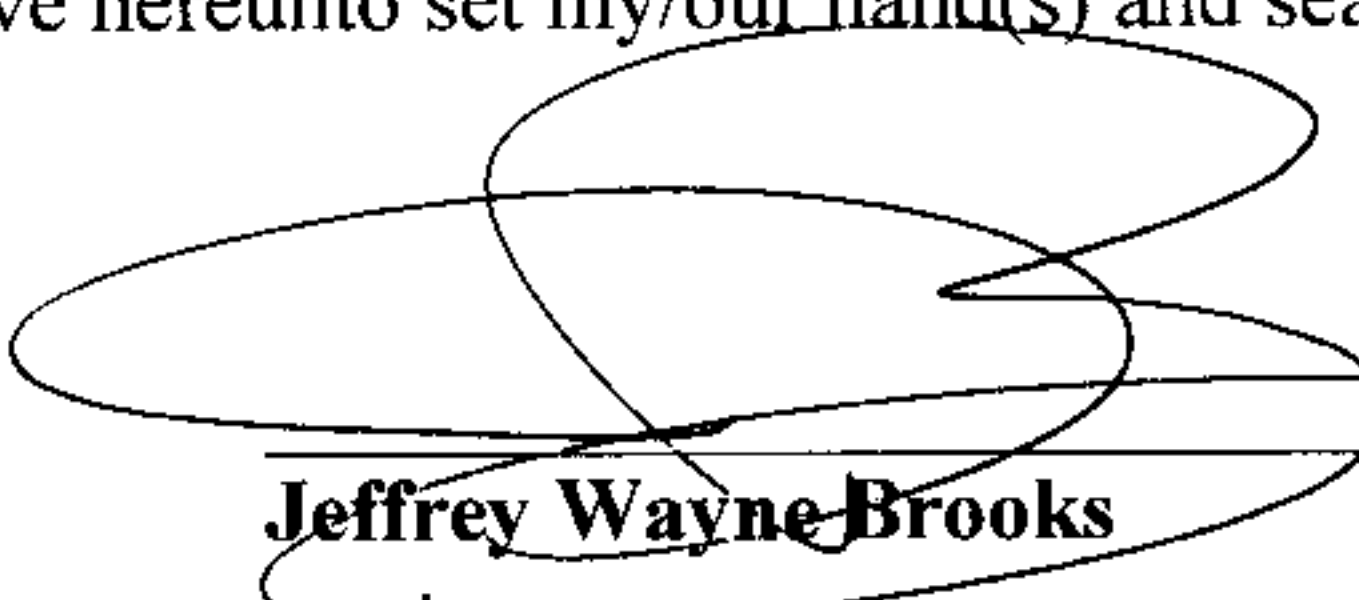

Lot 2688, according to the Survey of Weatherly Highlands the Ledges Sector 26, Phase Three, as recorded in Map Book 38, Page 71 A and B, in the Probate Office of Shelby County, Alabama.

The above described property was the homestead of the Grantors herein.

The preparer of this deed makes no certification as to the **legal description** as no **survey** was performed or requested.

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

**IN WITNESS WHEREOF**, I/we have hereunto set my/our hand(s) and seal(s) this the 22 day of May, 2018.

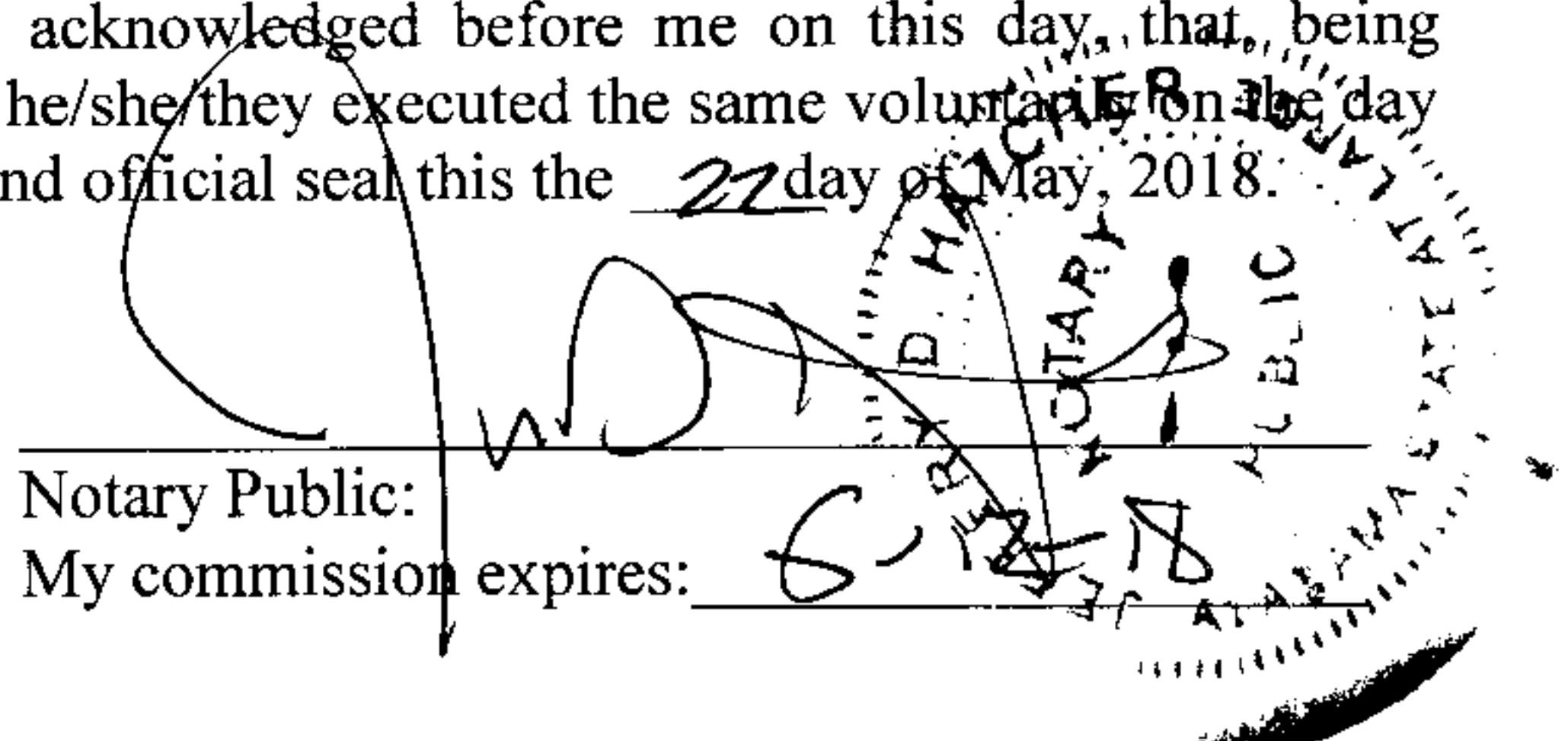
 (Seal)  
**Jeffrey Wayne Brooks**  
 (Seal)  
**Tamara A. Brooks**

**STATE OF ALABAMA,  
COUNTY OF GENEVA.**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeffrey Wayne Brooks and wife, Tamara A. Brooks**, 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 22 day of May, 2018.

Notary Public:  
My commission expires: 6-18-18

Shelby County, AL 06/11/2018  
State of Alabama  
Deed Tax: \$100.00



**Real Estate Sales Validation Form**

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

**Grantor(s) Name and Address:**

Jeffrey and Tamara A. Brooks  
1720 Willa Cr., Winter Park, FL 32792

**Grantee(s) Name and Address:**

GULF COAST MANAGEMENT SERVICES, LLC  
P.O. Box 98, Geneva, AL 36340

**Property Address:** 268 Oxford Way, Pelham, AL 35124

**Date of Sale:** May 22, 2018

**Total Purchase Price:** \$420,000.00

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  
☐ Sales Contract  
☒ Closing Statement  
☐ Appraisal  
☐ Other ☐

If the above 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.

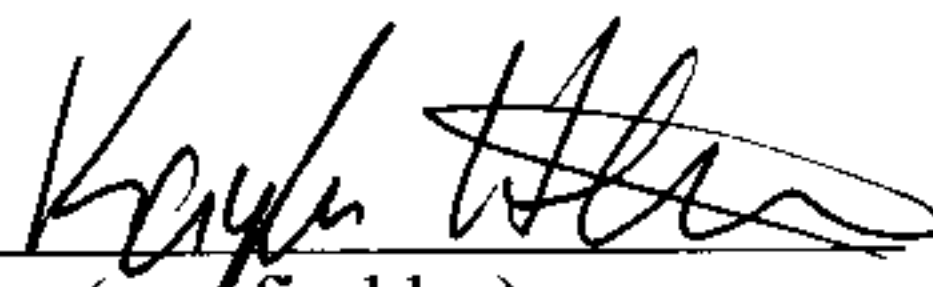
Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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).

Date May 22, 2018

Unattested

  
(verified by)


Print



Sign

  
(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

  
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