

Prepared by and when recorded return to:

Jimmie Frances Brindley
4051 Mary Kathryn Circle
Panama City, Florida 32405

**Property Appraiser's Parcel Identification
No. 101020001033000**



20180613000208450 1/3 \$427.50
Shelby Cnty Judge of Probate, AL
06/13/2018 08:19:28 AM FILED/CERT

Shelby County, AL 06/13/2018
State of Alabama
Deed Tax:\$406.50

(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS INDENTURE made on May 25, 2018, between **JIMMIE FRANCES BRINDLEY**, a single person (hereinafter referred to as "Grantor"), who resides at 4051 Mary Kathryn Circle, Panama City, Bay County, Florida 32405, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **JIMMIE FRANCES BRINDLEY, Trustee of the JIMMIE FRANCES BRINDLEY REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 4051 Mary Kathryn Circle, Panama City, Florida 32405, and such trust having been established under that certain revocable trust agreement dated May 25, 2018, by JIMMIE FRANCES BRINDLEY, as grantor and as trustee, hereby GRANT, CONVEY and WARRANT unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Shelby and State of Alabama:

Lot 14, Block 2, according to the Plat of Applecross, a Subdivision of Inverness, as recorded in Map Book 6, Page 42, in the Office of the Judge of Probate of Shelby County, Alabama.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

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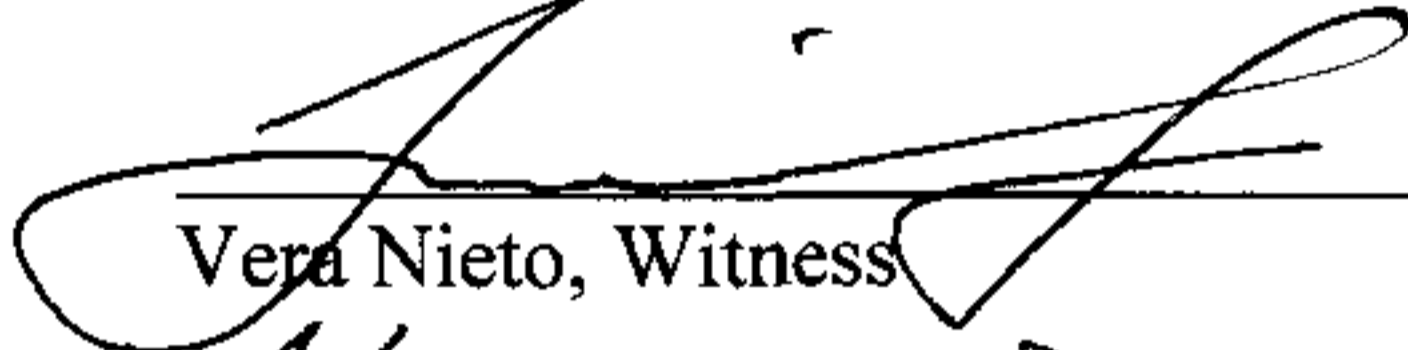
The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Shelby County, Alabama, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

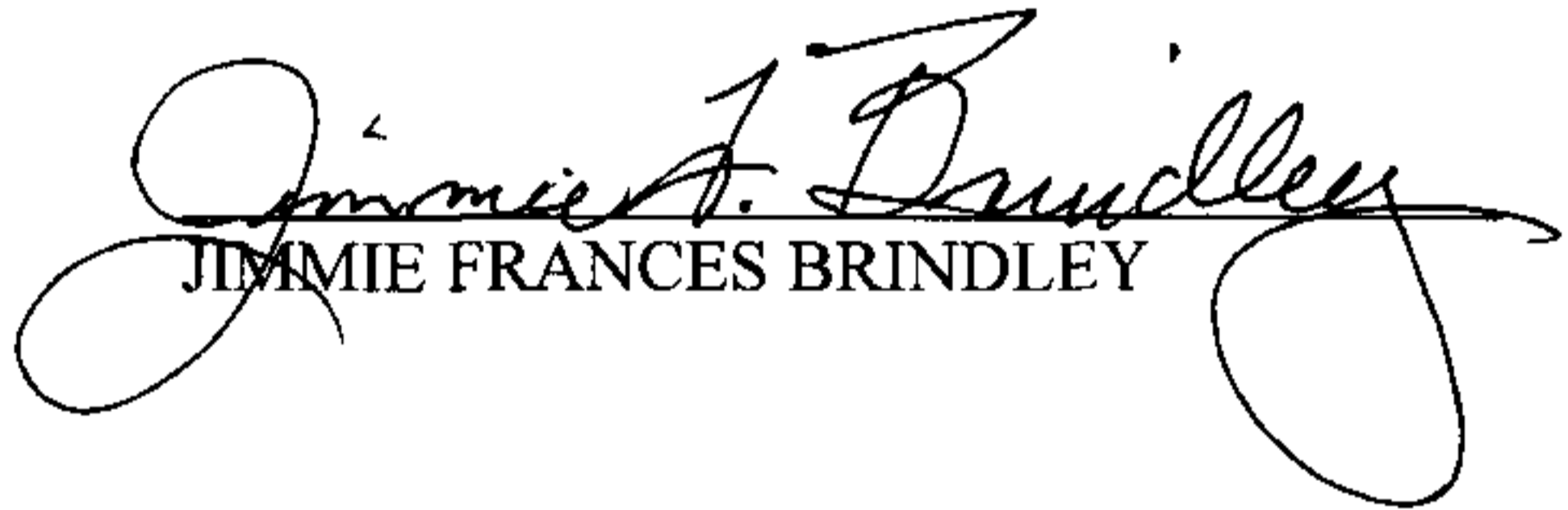
Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.


Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

**Signed, Sealed and Delivered
in presence of**


Vera Nieto, Witness


JIMMIE FRANCES BRINDLEY


Victoria D. Bottorf, Witness

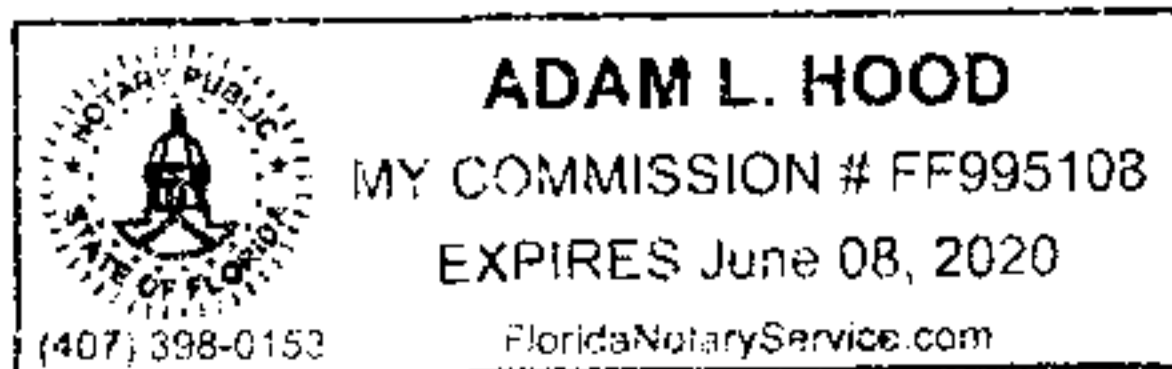
STATE OF FLORIDA


§
§
§

COUNTY OF BAY

The foregoing instrument was acknowledged before me, the undersigned authority, by JIMMIE FRANCES BRINDLEY, Grantor, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as Grantor, who identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed, and who signed such instrument in the presence of Vera Nieto, a witness who is personally known to me, and of Victoria D. Bottorf, a witness who is personally known to me.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on May 25, 2018.




Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Jimmie Frances Brindley
Mailing Address 4091 Mary Kathryn Cir
Panama City Fl 32405

Grantee's Name Jimmie Frances Brindley
Mailing Address Revocable Trust
4091 Mary Kathryn Cir
Panama City Fl 32405

Property Address 3041 Channingwood Ln
Birmingham AL 35242

Date of Sale 5/25/18
Total Purchase Price \$ 406,300

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
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 6/13/18

Print Jimmie F BRINDLEY

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)