

20180703000237300
07/03/2018 01:11:41 PM
DEEDS 1/3

Return to:
Amrock
662 Woodward Avenue
Detroit, MI 48226

Order Number:
64589819 - 4597343

3407333932

WARRANTY DEED

STATE OF Alabama)
COUNTY OF Shelby)

Send Future Tax Notices to:
669 Haven Hill Lane
Sterrett, AL 35147

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **KATHY L. BRANNON**, a married woman, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **RENWICK W. BRANNON, JR.** and **KATHY L. BRANNON**, husband and wife, as joint tenants with rights of survivorship, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Situated in the Southeast 1/4 of the Northeast 1/4 of Section 8, Township 18 South, Range 2 East and being more particularly described as follows: Commence at the Southwest corner of said 1/4-1/4 as the point of beginning; thence run North 00 degrees 50 minutes 00 seconds West along the West line of said 1/4-1/4 834.84 feet; thence, run South 47 degrees 13 minutes 20 seconds East 604.21 feet; thence, run South 00 degrees 50 minutes 00 seconds East 360.04 feet to the South line of said 1/4-1/4; thence, run South 81 degrees 36 minutes 31 seconds West along the South line of said 1/4-1/4 441.30 feet to the point of beginning.

Prior Deed Reference: Instrument No. 20050105000003600

Parcel ID Number: 05 3 08 0 001 013.001

Commonly Known As: 669 Haven Hill Lane, Sterrett, AL 35147

Fair Market Value: \$136,900.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 27 day of June, 2018.

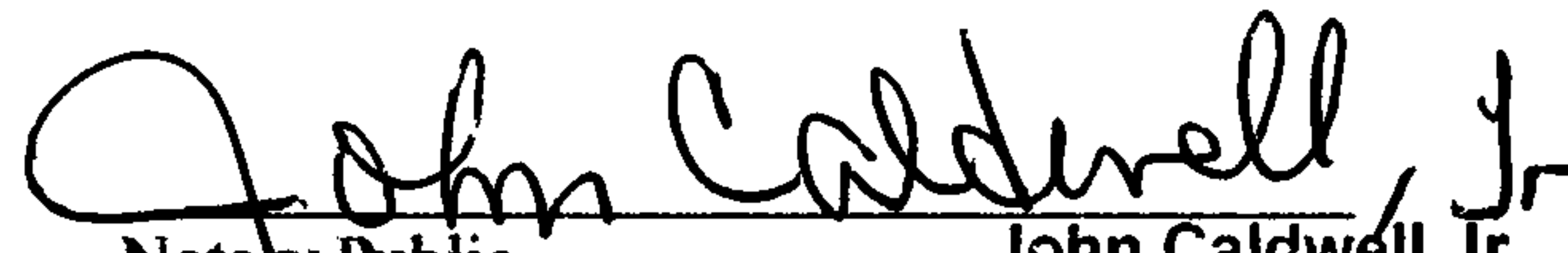
GRANTOR:


KATHY L. BRANNON

STATE OF Alabama,
COUNTY OF Shelby,

I, John Caldwell Jr, a Notary Public for the State of Alabama, do hereby certify that **KATHY L. BRANNON**, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 27 day of June, 2018.


Notary Public John Caldwell Jr
My commission expires: 01/22/2020



Instrument prepared by:
Gregory J. Venter, Esq.
Law
215 Narrows Parkway, Suite F
Birmingham, AL 35242
256-354-5464

Real Estate Sales Validation Form

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

Grantor's Name Kathy L. Brannon
Mailing Address 669 Haven Hill Lane
Sterrett, AL 35147

Grantee's Name Kathy L. Brannon and Renwick W. Brannon, Jr.
Mailing Address 669 Haven Hill Lane
Sterrett, AL 35147

Property Address 669 Haven Hill Lane
Sterrett, AL 35147

Date of Sale 6/27/18
Total Purchase Price \$

or
Actual Value \$

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Assessor's Market Value \$ 136,900.00

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 6-27-18

Print Kathy L. BRANNON

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/03/2018 01:11:41 PM
\$158.00 CHERRY
20180703000237300



Form RT-1