

This instrument was prepared by:

Send Tax Notice to:
Lindsey Renee Brechin Richardson

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

SS Brechin Lane
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the Division of property under the Estate of DOROTHY B. BRECHIN, deceased, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, DAVID KENNETH BRECHIN, a Married man; KATHERINE B. SHARICH, a Single woman; and KENT HOLLIS BRECHIN, a Single man grant, bargain, sell and convey unto LINDSEY RENEE BRECHIN RICHARDSON, the following described real estate, situated in: Shelby County, Alabama, to-wit:

Lot 1, according to the Map of BRECHIN FAMILY SUBDIVISION, as recorded in Map Book 39, Page 116, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to taxes for 2018 and subsequent years, restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantors, or of their spouses.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of July, 2018.

David K Brechin
DAVID KENNETH BRECKIN

Katherine B Sharich
KATHERINE B. SHARICH

Kent Hollis Brechin
KENT HOLLIS BRECHIN

20180726000266960 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
07/26/2018 10:19:42 AM FILED/CERT

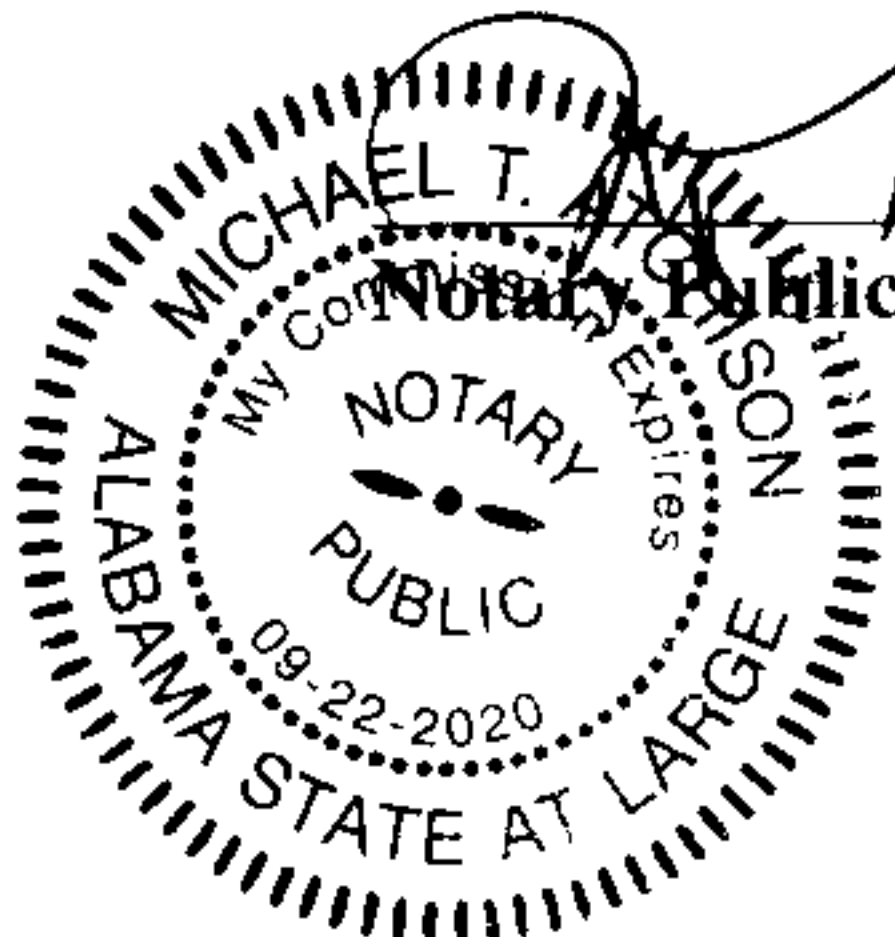
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David Kenneth Brechin, Katherin B. Sharich, and Kent Hollis Brechin, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of July, 2018.

My Commission Expires:

9-22-20



Real Estate Sales Validation Form

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

Grantor's Name David K Brechin
Mailing Address _____

Grantee's Name Lindsey Renee Richards
Mailing Address 55 Brechin Lane
Columbia, AL 35051

Property Address 55 Brechin Lane
Columbia, AL 35051

Date of Sale 7/19/18
Total Purchase Price \$ 168,260.00
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
☐ 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 7/19/18

Print Janet F. Paus

Unattested

Janet F. Paus
(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20180726000266960 2/2 \$20.00
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