


Prepared By:

Name: Richard O. Brown
Address: Constangy, Brooks, Smith & Prophete, LLP
2 Chase Corporate Drive, Suite 120
Hoover, Alabama 35244

Title Not Examined By Preparer Of This Deed
and No Legal Or Tax Advice Was Given

After Recording Return To:

Name: Richard O. Brown
Address: 362 Cahaba Farms Drive
Indian Springs, Alabama 35124


20181002000351080 1/3 \$201.00
Shelby Cnty Judge of Probate, AL
10/02/2018 10:12:21 AM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One hundred eighty thousand dollars and no cents (\$ 180,000.00) in hand paid to James Ronald Evans, a divorced individual, residing at 1717 Native Dancer Drive, County of Shelby, City of Helena, State of Alabama (hereinafter known as the "Grantor"), Grantor hereby grants, bargains, and sells to Richard O. Brown and Joy E. Brown, husband and wife, residing at 362 Cahaba Farms Drive, County of Shelby, Indian Springs Village, State of Alabama (hereinafter known as the "Grantees"), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 14, according to the Survey of Dearing Downs, Tenth Addition, as recorded in Map Book 14, Page 86 A & B, in the Probate Office of Shelby County, Alabama; (Address: 1717 Native Dancer Drive, Helena, Alabama 35080).


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantor, for said Grantor, his heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is

lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and his heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal this, 8th day of June, 2017.

James Ronald Evans
Grantor, James Ronald Evans
1717 Native Dancer Dr
Address
Helena, AL 35080
City, State & Zip


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In Witness Whereof,

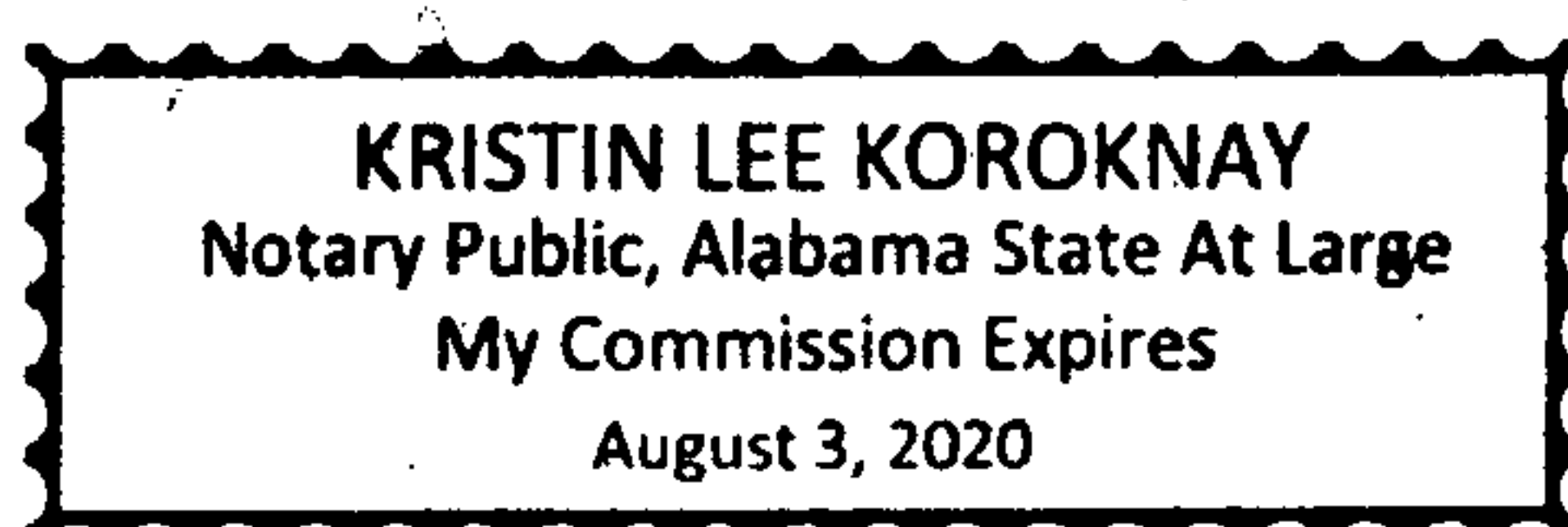
Tiffany Rhodes
Witness's Signature
Tiffany Rhodes
Witness's Name

Tammy C. Woolley
Witness's Signature
Tammy C. Woolley
Witness's Name

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Ronald Evans, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 8th day of June, 2017.



Kristin Lee Koroknay
Notary Public
My Commission Expires: 8/3/2020

Real Estate Sales Validation Form

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

Grantor's Name James Ronald Evans
Mailing Address 1717 Native Dancer Drive
Helena, AL 35080

Grantee's Name Richard O. Brown and Joy E. Brown
Mailing Address 362 Cahaba Farms Drive
Indian Springs, AL 35124

Property Address 1717 Native Dancer Drive
Helena, AL 35080

Date of Sale June 8, 2017
Total Purchase Price \$ 180,000.00

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
☒ 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 June 8, 2017

Print Richard O. Brown

Sign R. O. Brown

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20181002000351080 3/3 \$201.00
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Form RT-1