

20181023000375630  
10/23/2018 02:24:29 PM  
DEEDS 1/3

Commitment Number: 24417323  
Seller's Loan Number: 3001570941

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink

1355 Cherrington Parkway

Moon Township, PA 15108

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**117350006034000**

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**GENERAL WARRANTY DEED**

**LOWELL BRAGG, grantor, a married man**, whose mailing address is **2009 BANEBERRY DRIVE, HOOVER, AL 35244**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **LOWELL BRAGG and FELICIA BRAGG, husband and wife**, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, hereinafter grantees, whose tax mailing address is **2009 BANEBERRY DRIVE, HOOVER, AL 35244**, the following real property:

**LOT 3522, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB 35TH ADDITION, AS RECORDED IN MAP BOOK 16, AT PAGE 113, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA**

**Assessor's Parcel No: 117350006034000**

**Property Address is: 2009 BANEBERRY DRIVE, HOOVER, AL 35244**

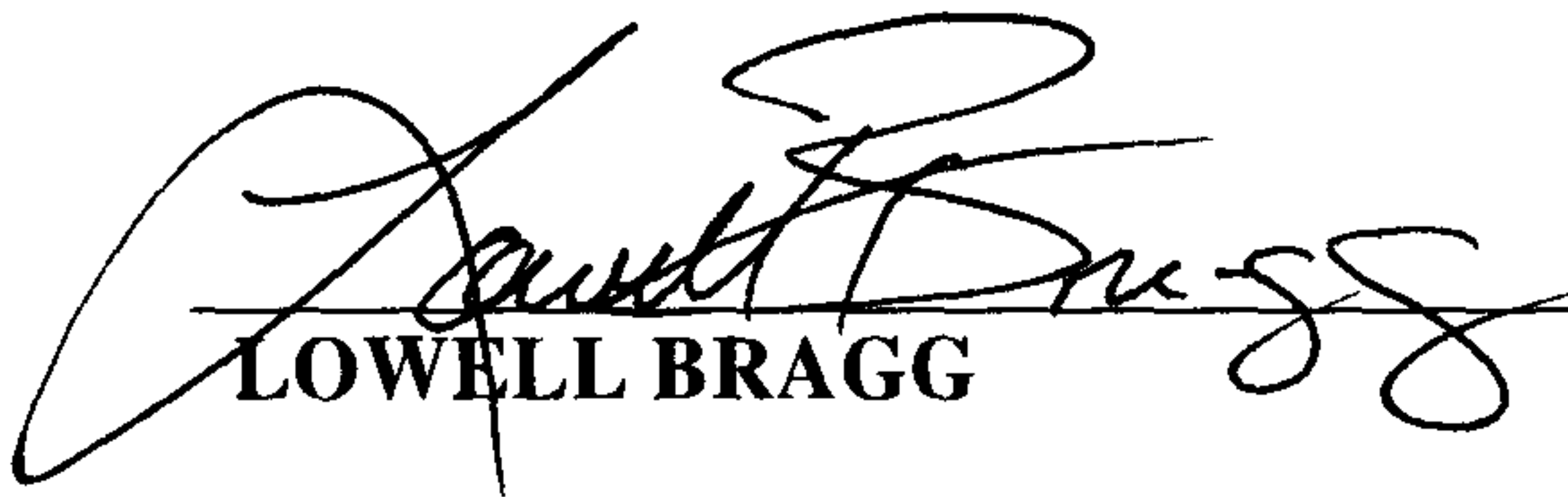
**Prior instrument reference: 20150818000287830**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

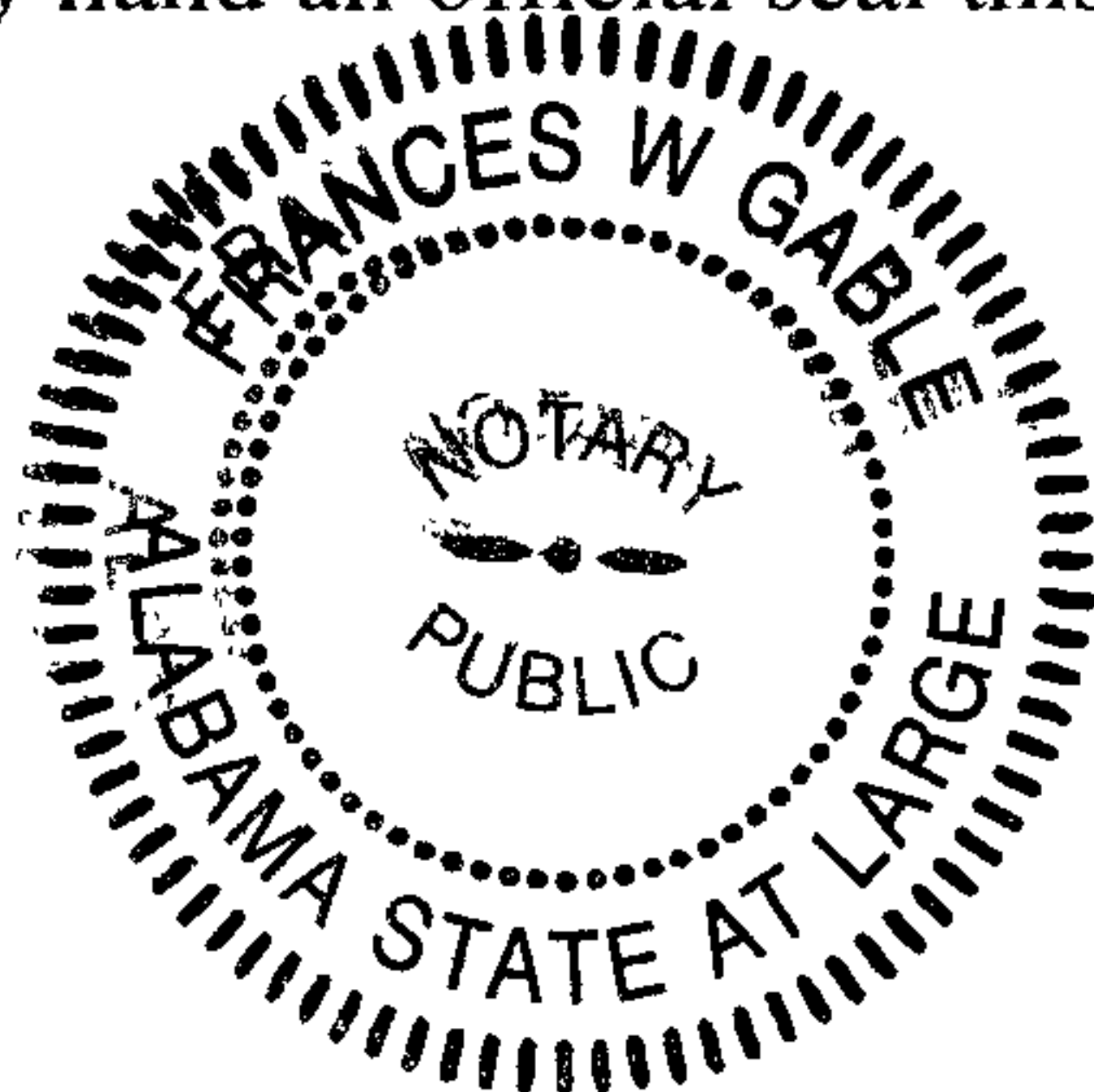
Executed by the undersigned on October 15, 2018:


  
\_\_\_\_\_  
**LOWELL BRAGG**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **LOWELL BRAGG** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 15th day of October, 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 LOWELL BRAGG

Mailing Address 2009 BANEBERRY DRIVE,  
HOOVER, AL 35244Property Address 2009 BANEBERRY DRIVE,  
HOOVER, AL 35244Grantee's Name LOWELL BRAGG  
and FELICIA BRAGGMailing Address 2009 BANEBERRY DRIVE,  
HOOVER, AL 35244Date of Sale  
Total Purchase Price \$1.00or  
Actual Value \$or  
Assessor's Market Value \$778,700.00 / 2 = 1/2 interest

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 Shelby County Tax Assessor

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 10-15-18

Print Lowell Bragg

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/23/2018 02:24:29 PM  
\$410.50 CHERRY  
20181023000375630

Alicia S. Byrd

Form RT-1