

20181228000451090  
12/28/2018 10:23:04 AM  
DEEDS 1/3

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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Send Tax Notice To: Benjamin Thomas Brannon Sr  
and Anna Jelks Brannon  
2995 Altadena Ridge Dr, Birmingham AL 35243

State of Alabama  
County of Jefferson/Shelby

Presents:

THAT IN CONSIDERATION OF Five Hundred Forty One Thousand One Hundred Twenty Five Dollars and no/100 Dollars (\$541,125.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Lucas B Scoggin and wife, Claudia Scoggin (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Benjamin Thomas Brannon, Sr and Anna Jelks Brannon (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Jefferson and Shelby County, Alabama to-wit:

Lot 20, according to the Survey of Altadena Ridge, as recorded in Map Book 244, Page 26 in the Probate of Jefferson County, Alabama and recorded in Map Book 47, page 31 A & B in the Probate of Office of Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

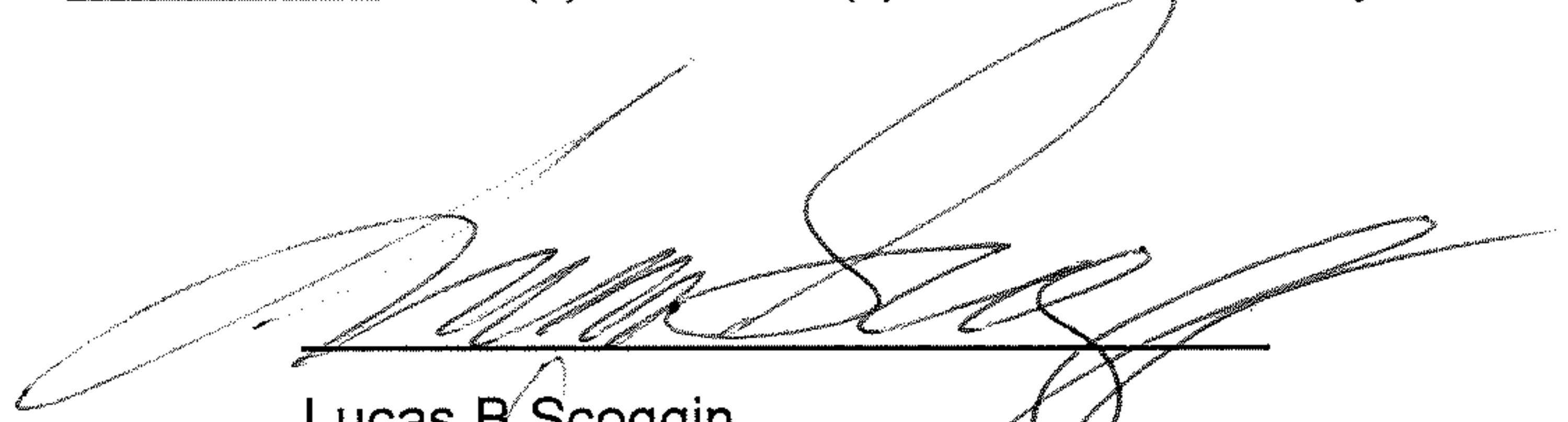
Subject to Mineral and Mining rights of record.

\$395,000.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 18th day of  
December 2018



Lucas B Scoggin



Claudia Scoggin

STATE OF Alabama  
County of Jefferson

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Lucas B Scoggin and Claudia Scoggin whose name(s) is/are signed to the foregoing conveyance, and who is/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 the 18th day of December, 2018.

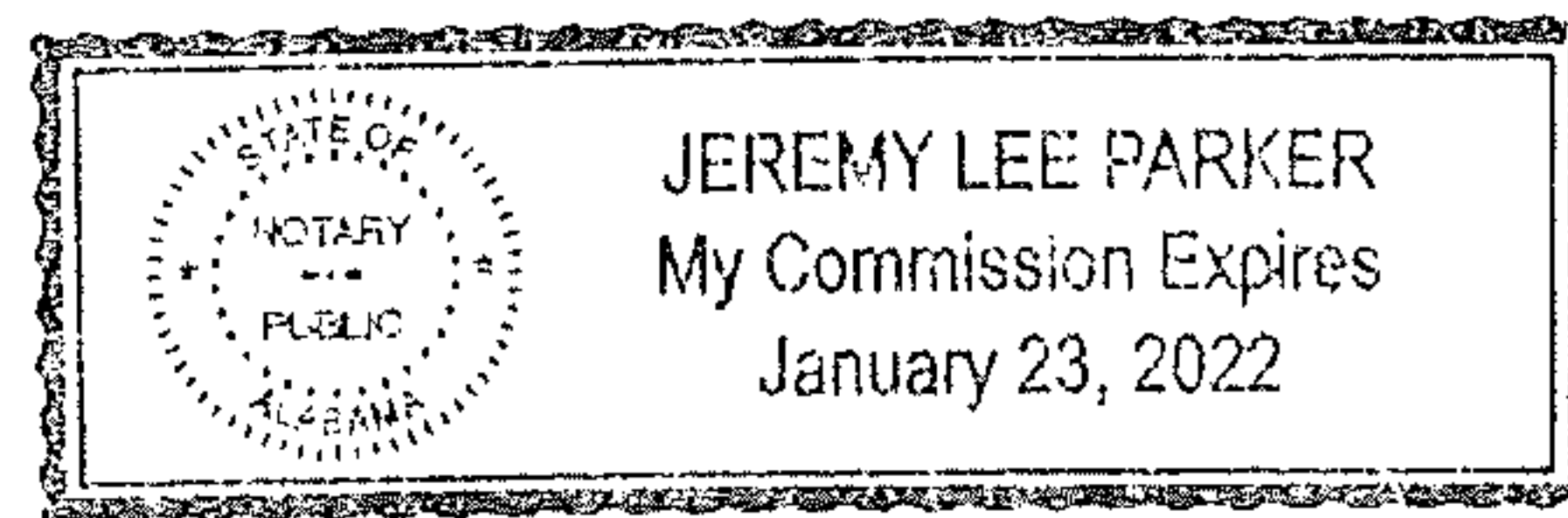


Notary Public

My Commission Expires:

12-28

Prepared by: Jeremy Parker  
Parker Law Firm LLC  
1560 Montgomery Hwy Ste 205  
Hoover AL 35216



## Real Estate Sales Validation Form

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

Grantor's Name	Lucas B Scoggin and Claudia Scoggin	Grantee's Name	Benjamin Thlomas Brannon Sr and Anna Jelks Brannon
Mailing Address	2995 Altadena Rdge Dr Birmingham AL 35243		2995 Altadena Ridge Dr Birmingham AL 35243
Property Address	2995 Altadena Ridge Dr Birmingham AL 35243	Date of Sale	December 18, 2018
		Total Purchase Price	\$541,125.00
		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
 ☐ Appraisal  
☐ Sales Contract
 ☐ Other  
☒ Closing Statement

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: December 18 2018  
☐ Unattested  
 \_\_\_\_\_ (verified by)

Print: Lucas B Scoggin  
 Sign: \_\_\_\_\_  
 Grantor/Grantee/Owner/Agent (circle one)  
 Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/28/2018 10:23:04 AM  
 \$562.50 CHARITY  
 20181228000451090

*Allen S. Bayl*