

This Instrument was Prepared by:

Heath S. Holden, Attorney at Law, LLC
P.O. Box 43281
Birmingham, AL 35243
File No.: 180467

Send Tax Notice To: Brittney Reese
Cherie Reese
9014 Brookline Lane
Helena, AL 35080

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of One Hundred Thirty Thousand Dollars and No Cents (\$130,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Leland A. Brown, Jr., a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brittney Reese and Cherie Reese**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **9014 Brookline Lane, Helena, AL 35080**; to wit:

Lot 68, according to the Survey of Wyndam, The Cottages, Phase 1, as recorded in Map Book 25, Page 14, in the Probate Office of Shelby County, Alabama.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

THE ABOVE PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

\$104,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12/29/2018 day of _____

Leland A. Brown, Jr.

Leland A. Brown, Jr.

State of VIRGINIA

County of Fairfax

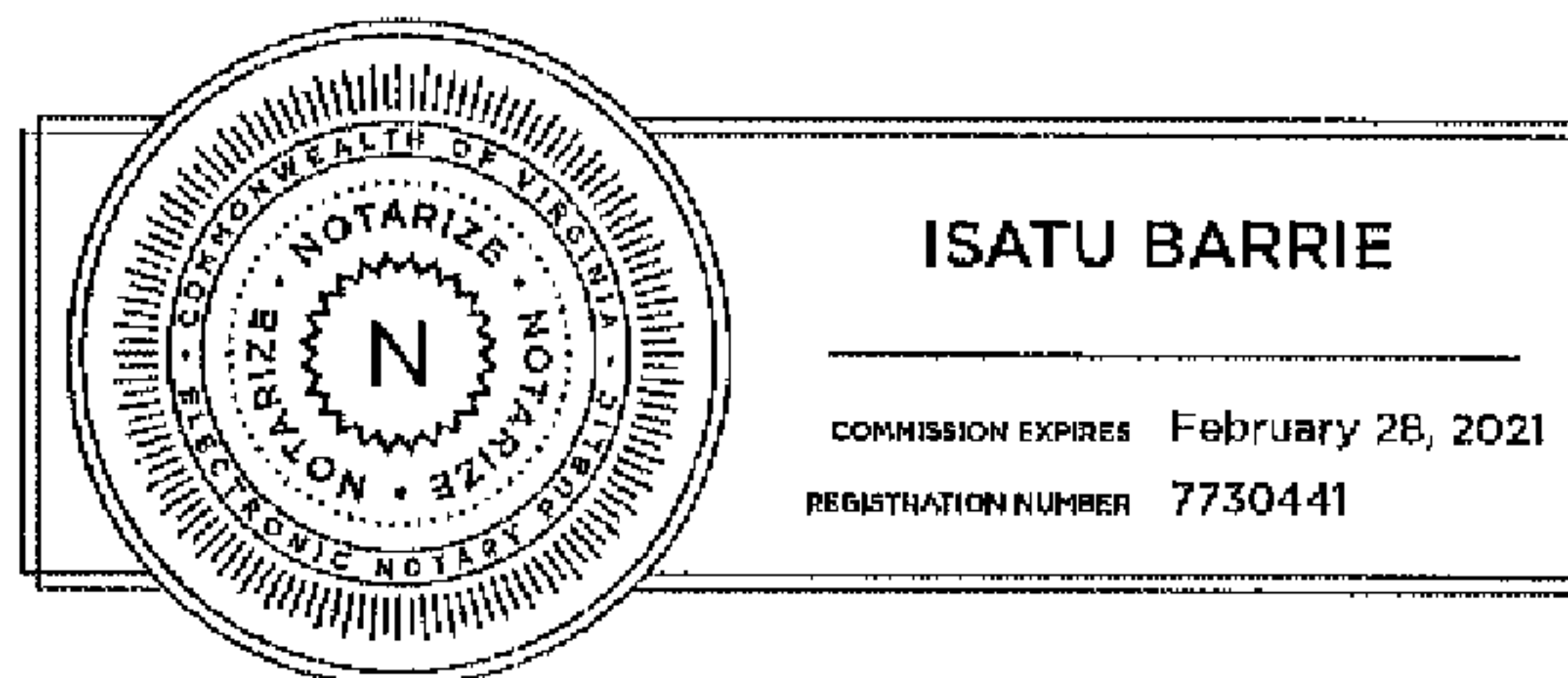
Acknowledged before me
I, a Notary Public in and for the said County in said State, hereby certify that Leland A. Brown, Jr., whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of January, 2019.

[Signature]

Notary Public, State of VIRGINIA

My Commission Expires: 02/28/2021



Notarized online using audio-video communication

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Leland A. Brown, Jr.	Grantee's Name	Brittiney Reese Cherie Reese
Mailing Address	9014 Brookline Lane Helena, 35080 35080	Mailing Address	9014 Brookline Lane Helena, AL 35080
Property Address	9014 Brookline Lane Helena, AL 35080	Date of Sale	January 04, 2019
		Total Purchase Price	\$130,000.00
		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	☐ 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 of 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 January 08, 2019

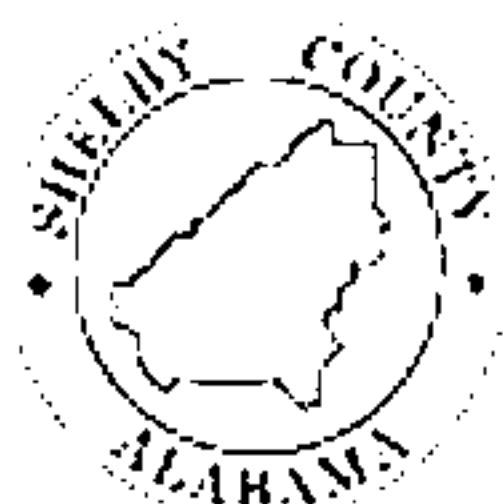
Print Leland A. Brown, Jr.

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/08/2019 01:32:20 PM
\$47.00 CHERRY
20190108000008430

Allen S. Byrd

Form RT-1