

This Instrument was Prepared by:

Send Tax Notice To: Leslie Carlton Brown

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-18-25026

## 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 **Seventy Thousand Dollars and No Cents (\$70,000.00)**, 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, **Leslie Carlton Brown and Amber L. Brown, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Leslie Carlton Brown and Amber L. Brown**, and (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

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

**\$0.00** 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 15th day of November, 2018.



Leslie Carlton Brown



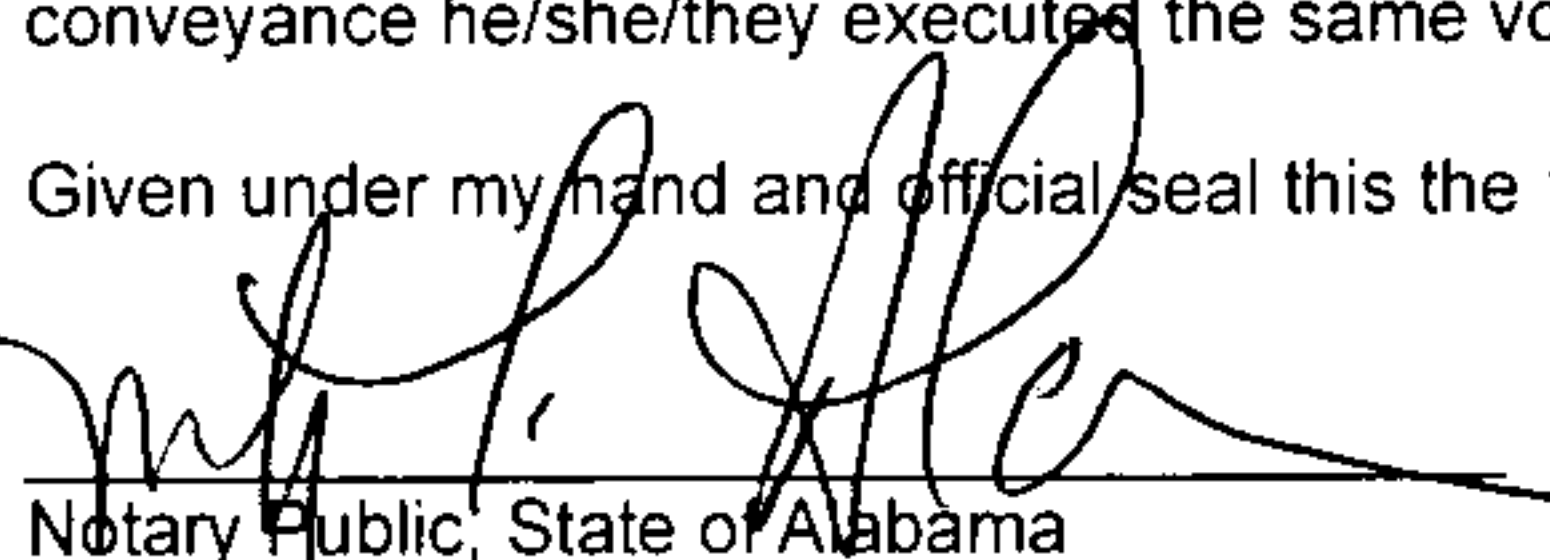
Amber L. Brown

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Leslie Carlton Brown and Amber L. Brown, 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 15th day of November, 2018.



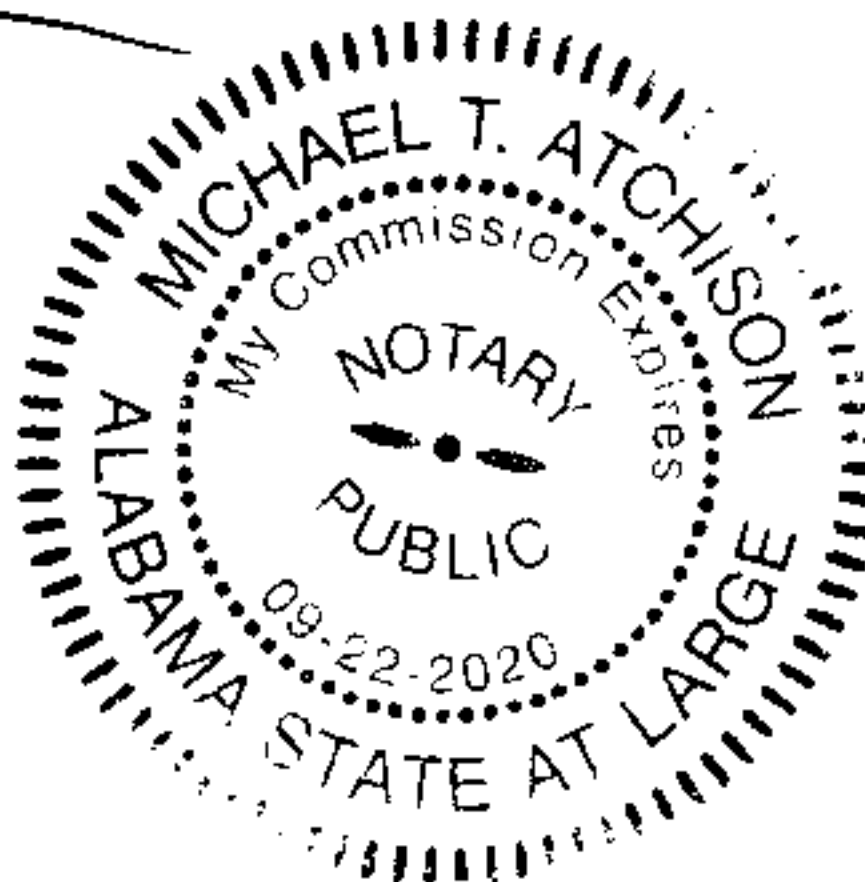
Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020



20190114000014740 1/3 \$91.00  
Shelby Cnty Judge of Probate: AL  
01/14/2019 02:09:59 PM FILED/CERT



Shelby County, AL 01/14/2019  
State of Alabama  
Deed Tax: \$70.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

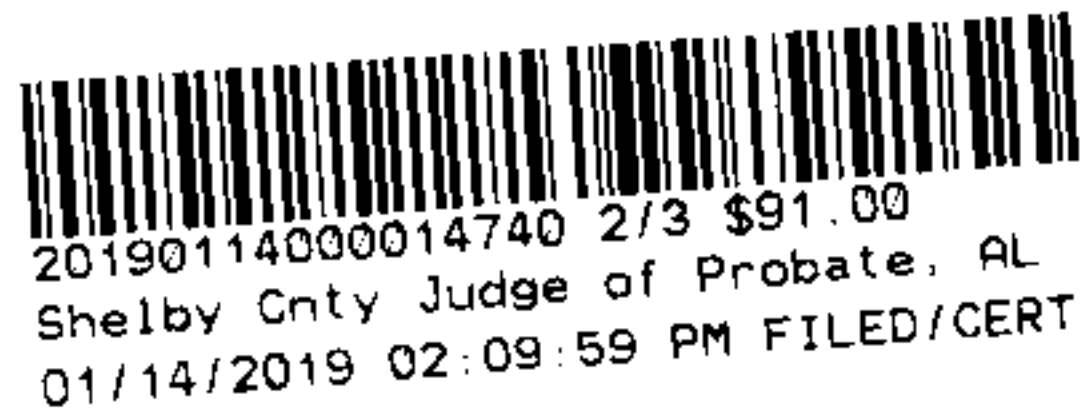
Commence at the SW Corner of the NE 1/4 of the SE 1/4 of Section 34, Township 21 South, Range 1 East, Shelby County, Alabama; thence S88°26'51"E for a distance of 336.35'; thence N00°17'36"W for a distance of 247.17' to the POINT OF BEGINNING; thence continue N00°17'36"W for a distance of 342.80'; thence S53°25'28"E for a distance of 280.06'; thence S00°34'59"E for a distance of 182.02'; thence N88°26'51"W for a distance of 225.08' to the POINT OF BEGINNING.

ALSO AND INCLUDING an Ingress/Egress Easement, being more particularly described as follows:

Commence at the SW Corner of the NE 1/4 of the SE 1/4 of Section 34, Township 21 South, Range 1 East, Shelby County, Alabama; thence S88°26'51"E for a distance of 336.35'; thence N00°17'36"W for a distance of 589.97' to the POINT OF BEGINNING OF SAID EASEMENT; thence N00°17'36"W for a distance of 535.19' to the Southerly R.O.W. line of Shelby County Highway 28; thence S85°27'15"E and along said R.O.W. line for a distance of 23.55'; thence S01°06'04"E and leaving said R.O.W. line for a distance of 556.75'; thence N53°25'28"W for a distance of 39.14' to the POINT OF BEGINNING OF SAID EASEMENT.

To be Known as Lot 4 of the Wilson-Brown Family Subdivision.

According to the survey of Rodney Shiflett.



Grantor's Name Leslie Carlton Brown  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Leslie Carlton Brown  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Address 243 SW Lane  
Columbiana AL  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 70,000.00

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 1/2 tax value

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 11-15-18

Print Leslie Carlton Brown

Unattested \_\_\_\_\_

Sign Leslie Carlton Brown

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190114000014740 3/3 \$91.00  
Shelby Cnty Judge of Probate, AL  
01/14/2019 02:09:59 PM FILED/CERT