

2019

This Instrument was Prepared by:  
 Bradford Paul Brown  
 Flora R. Brown  
 124 Robinwood Drive  
 Sterrett, AL 35147

Send Tax Notice To: Jimmy Glenn Brown  
 Candy Michelle Brown  
 124 Robinwood Drive  
 Sterrett, AL 35147

## WARRANTY DEED

State of Alabama  
 } Know All Men by These Presents,  
 Shelby County

20190605000196160 1/2 \$19.00  
 Shelby Cnty Judge of Probate, AL  
 06/05/2019 03:19:03 PM FILED/CERT

That in consideration of the sum of **Ten Thousand Dollars and No Cents (\$10,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, **Bradford Paul Brown and Flora R. Brown, husband and wife** (herein referred to as grantors), do grant, bargain, sell and convey unto **Jimmy Glenn Brown and Candy Michelle Brown** (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to wit:

All that certain lot or parcel of land situated in the County of Shelby, State of Alabama, and being more particularly described as follows:

Beginning at a corner of north west corner of north east 1/4 of north east 1/4 of Section 18, Township 18, Range 2 East, going 237 feet to starting point; thence 100 feet south; thence east 320 feet; thence north 100 feet; thence west 320 feet to starting point.

Subject to easements, reservations and restrictions at record.

Purchase money mortgage in the amount of \$107,542.14 closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEEES 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 served 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23rd day of May, 2019.

Bradford Paul Brown  
 Bradford Paul Brown

(Seal)

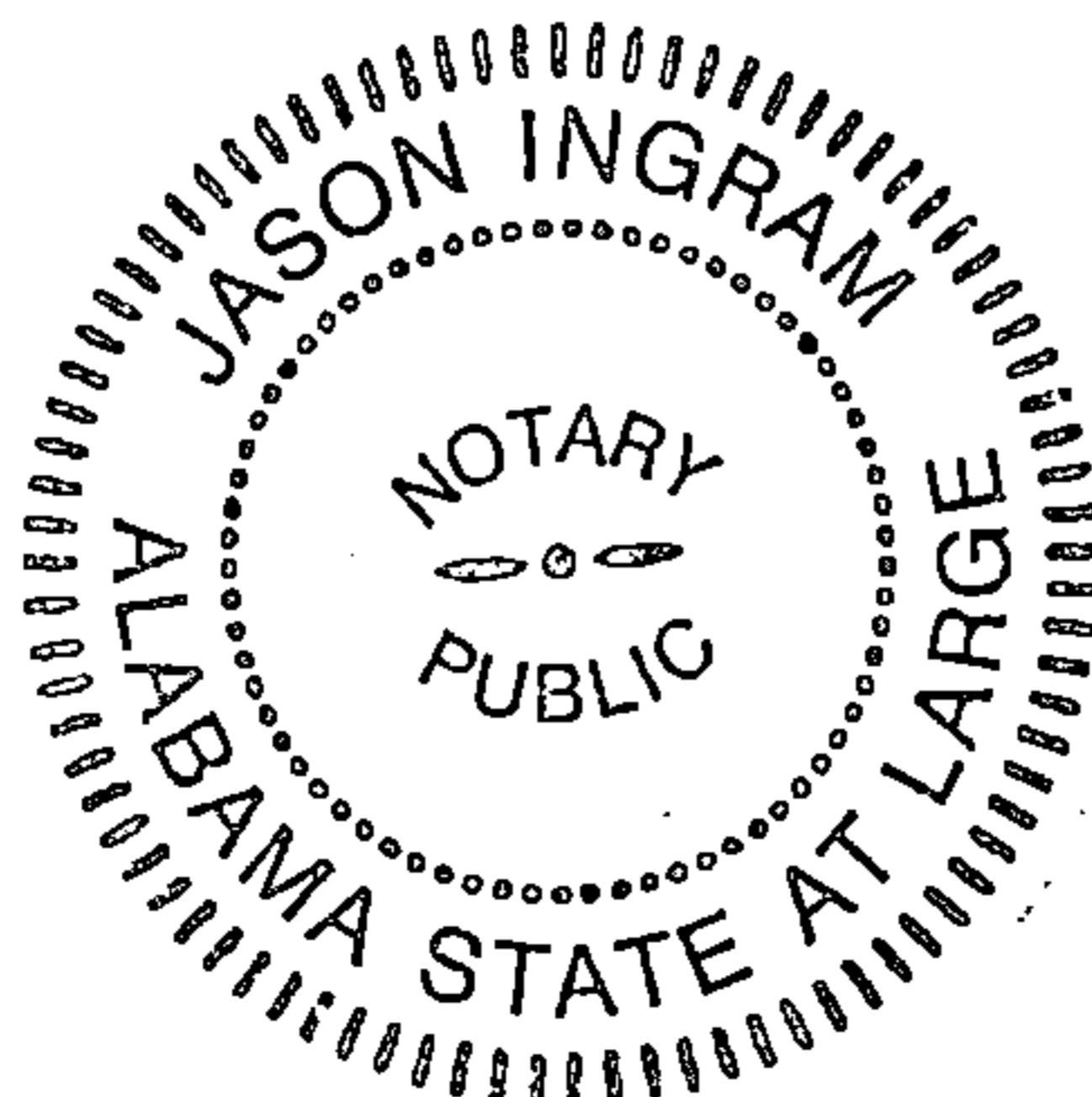
Flora R. Brown  
 Flora R. Brown

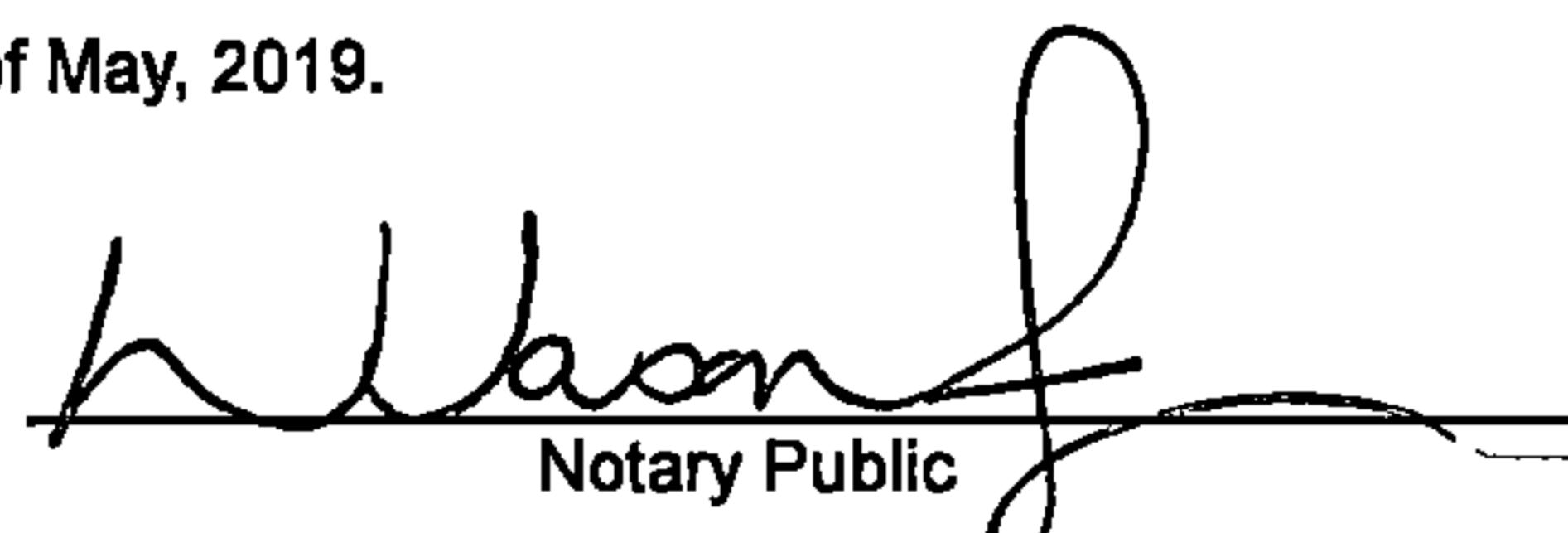
(Seal)

State of Alabama  
 } General Acknowledgment  
 Shelby County

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Bradford Paul Brown and Flora R. Brown, husband and wife** whose names are signed to the foregoing conveyance, and who 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 23rd day of May, 2019.



  
 Jason Ingram  
 Notary Public  
 Jason Ingram  
 My commission Expires  
 July 13th, 2019

## Real Estate Sales Validation Form

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

Grantor's Name Bradford Paul Brown  
Flora R. Brown  
Mailing Address 75 Robinwood Drive  
Sterrett, AL 35147

Property Address 124 Robinwood Drive  
Sterrett, AL 35147

Grantee's Name Jimmy Glenn Brown  
Candy Michelle Brown  
Mailing Address 124 Robinwood Drive  
Sterrett, AL 35147

Date of Sale May 23, 2019  
Total Purchase Price \$10,000.00

or

Actual Value \_\_\_\_\_

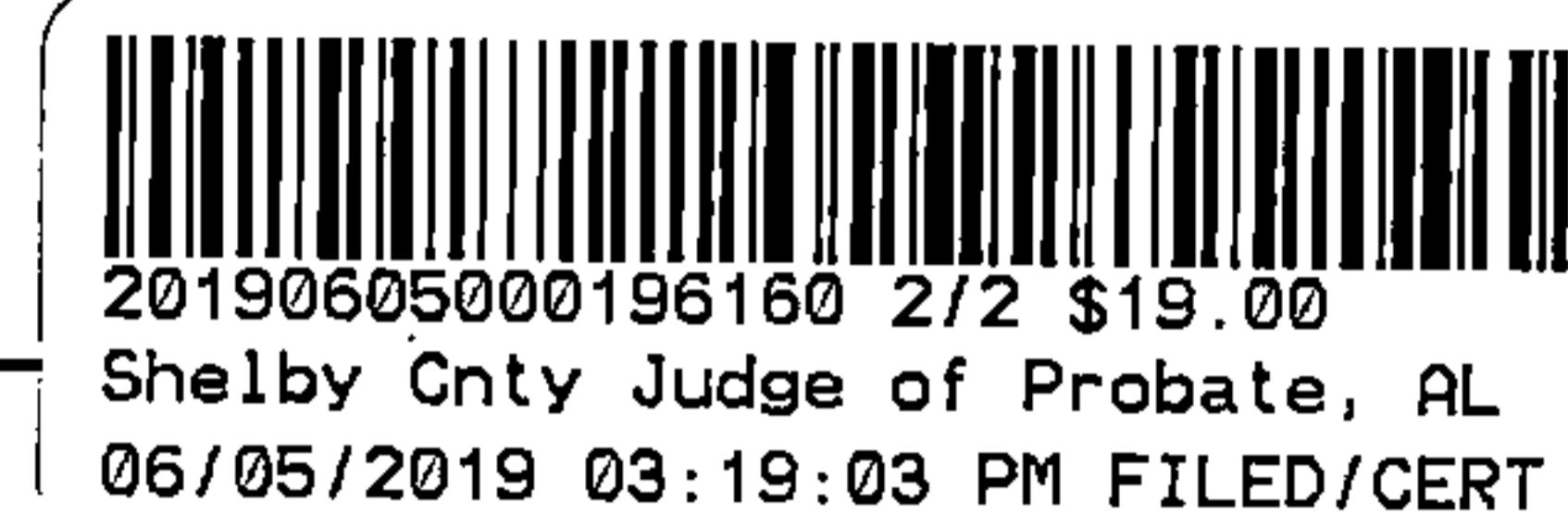
or

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 May 23, 2019

Print Bradford Paul Brown

Unattested

Sign Bradford Paul Brown

(verified by)

(Grantor/Grantee/Owner/Agent) circle one