

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



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

State of Alabama

} Know All Men by These Presents,

Shelby County

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 GRANTEES 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 GRANTEES) 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 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 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 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, we have hereunto set our hands and seals this 23rd day of May, 2019.

  
Bradford Paul Brown

(Seal)

  
Flora R. Brown

(Seal)

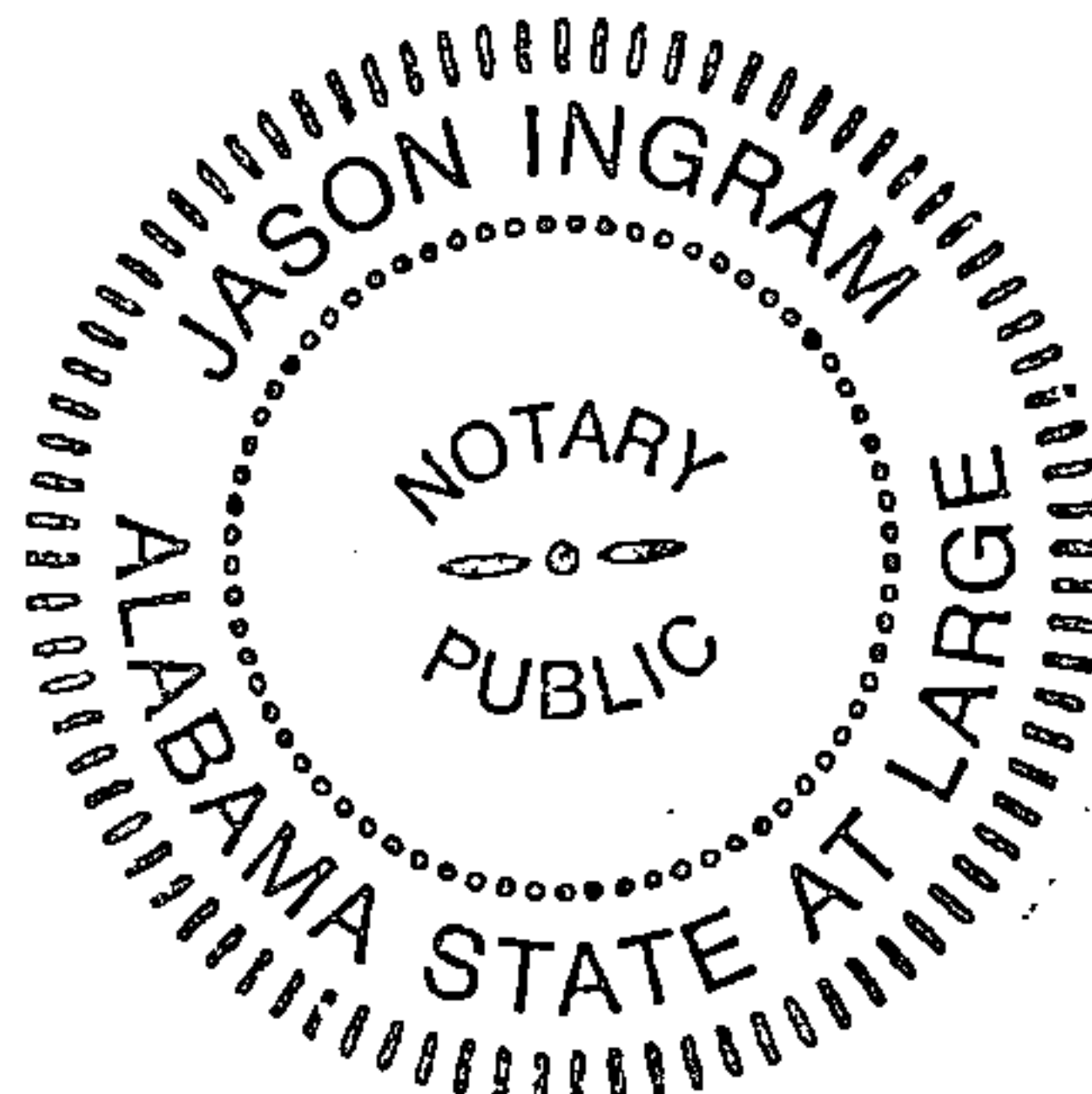
State of Alabama

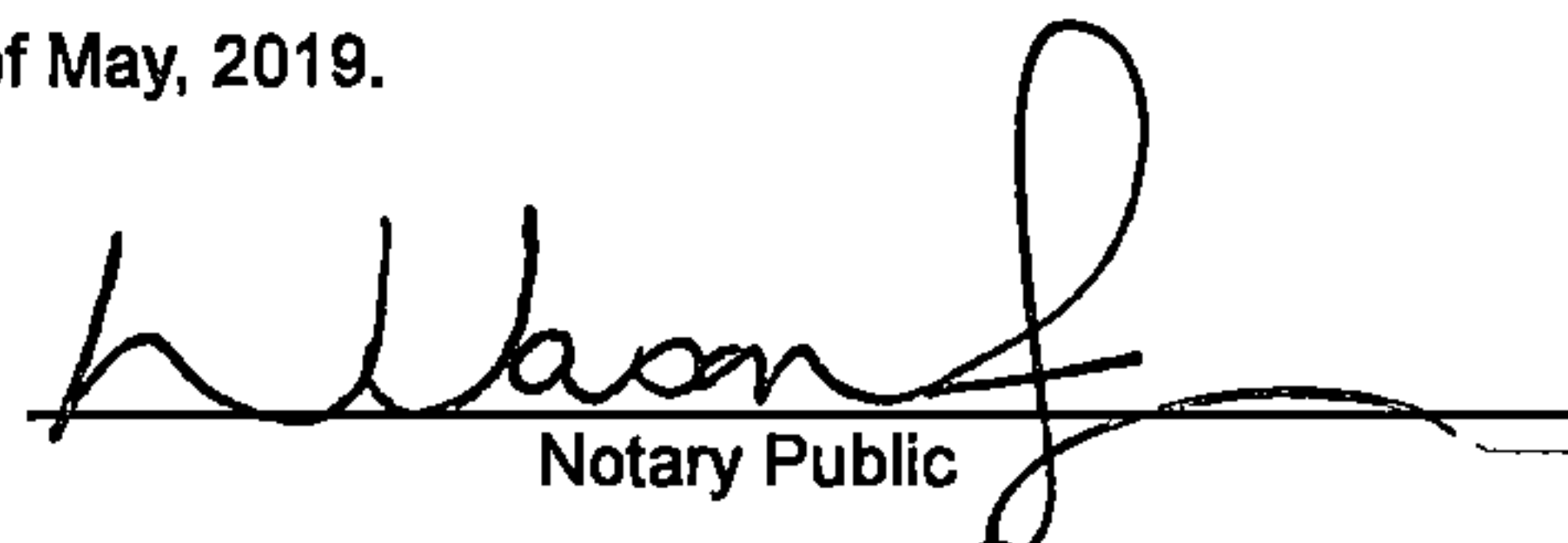
} General Acknowledgment

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.



  
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  
  X   Sales Contract  
       Closing Statement

       Appraisal  
       Other



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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 May 23, 2019

Print Bradford Paul Brown

       Unattested

\_\_\_\_\_  
(verified by)

Sign

Bradford Paul Brown  
(Grantor/Grantee/Owner/Agent) circle one