

SEND TAX NOTICE TO:
Myra Jean Mitchell
207 Moss Stone Lane
Calera, Alabama 35040



20190718000256160 1/3 \$32.00
Shelby Cnty Judge of Probate, AL
07/18/2019 11:02:19 AM FILED/CERT

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Seven Thousand dollars & no cents (\$137,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Alison G. Bearden nka Alison Grace Browne and Christopher Michael Browne, wife and husband (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto Myra Jean Mitchell (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 190, ACCORDING TO THE FINAL PLAT STONECREEK PHASE 4, AS RECORDED IN MAP BOOK 37, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$127,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2019 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book Instrument #2005-38554 and Instrument #2003-81566 and Instrument #2006-31514, in the Probate Office of Shelby County, Alabama.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 37, Page 44.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, Grantors have hereunto set his/her/their hand(s) and seal(s), this July 16, 2019.


Alison G. Bearden nka Alison Grace Browne (Seal)

Christopher Michael Browne (Seal)

STATE OF ALABAMA

SHELBY COUNTY

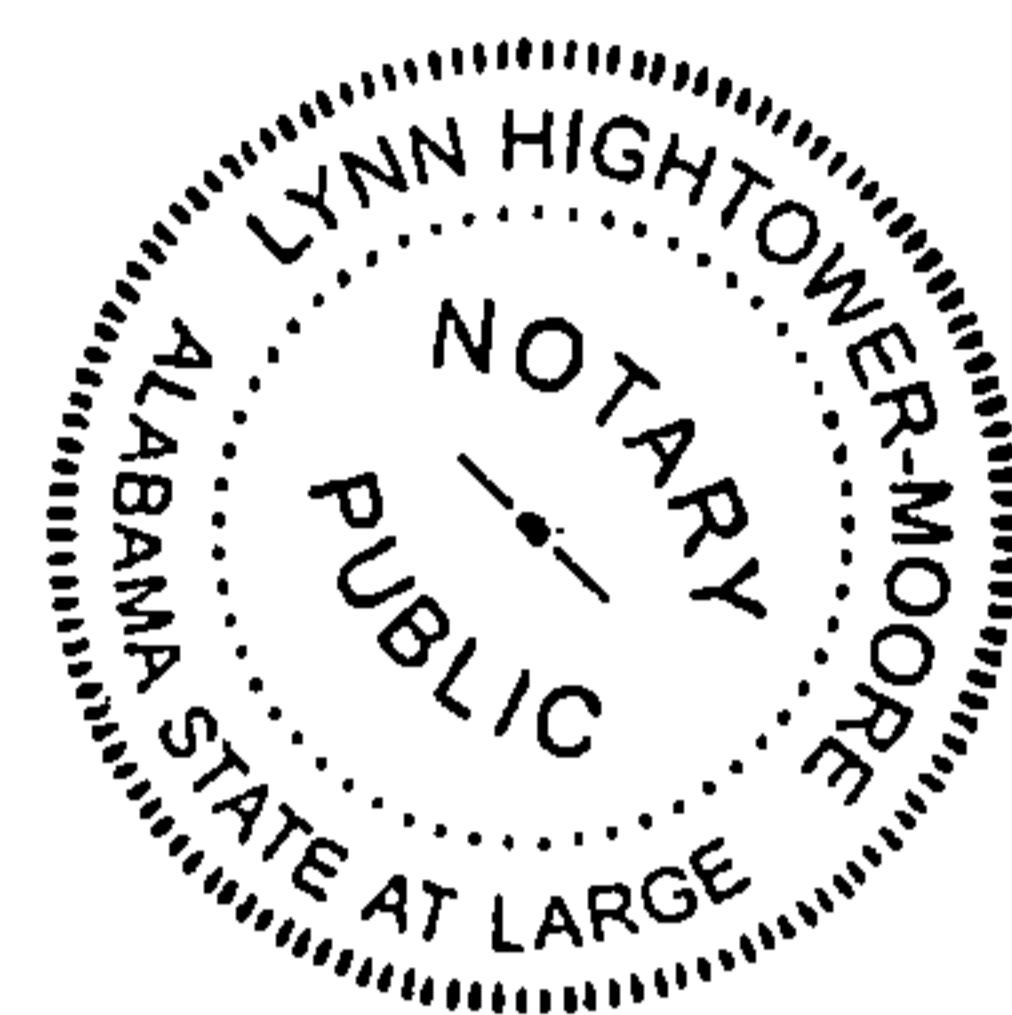
General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alison G. Bearden nka Alison Grace Browne and Christopher Michael Browne, wife and husband, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of July, 2019

Notary Public.

(Seal)

My Commission Expires: 1-4-20

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Real Estate Sales Validation Form

*This Document must be filled in accordance with Code of Alabama 1975, Section 40-22-1 (h)*Grantor's Name Alison G. Bearden nka Alison Grace Grantee's Name Myra Jean Mitchell
Browne and Christopher Michael BrowneMailing Address 7376 Highway 13
Helena, Alabama 35080
Property Address 207 Moss Stone Lane
Calera, Alabama 35040Mailing Address 207 Moss Stone Lane
Calera, Alabama 35040
Date of Sale 07/16/2019Total Purchase Price \$137,000.00
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.

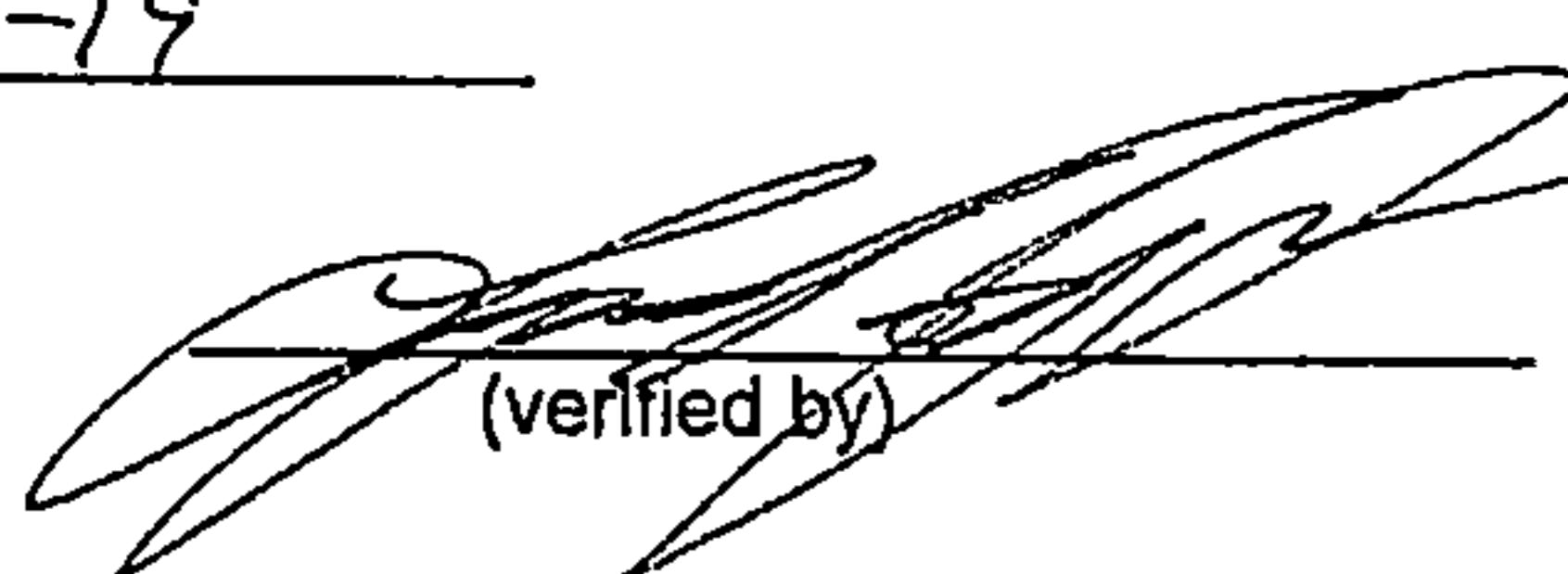
Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

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.

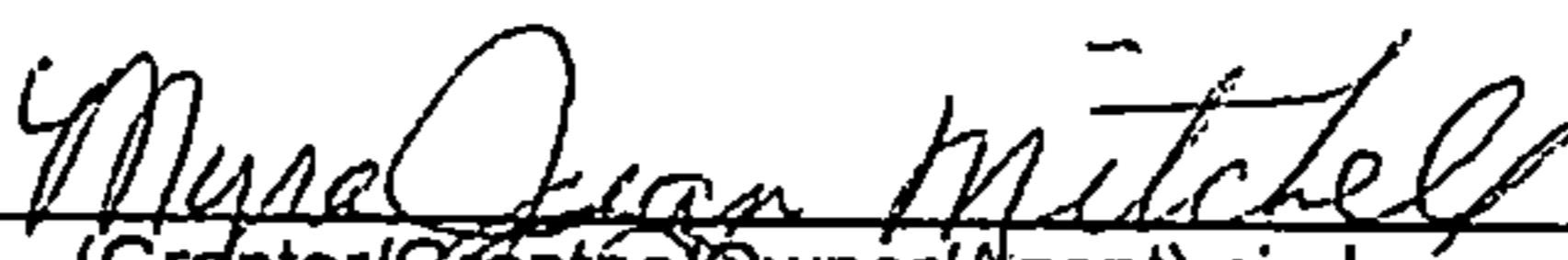
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 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 7-16-19Print Myra Jean Mitchell Unattested

(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one

Alabama, County



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