

Prepared By

Name: Rodney A Brooker
Address: 356 Wilderness
Lane Alabaster
State: AL Zip Code: 35007

After Recording Return To

Name: Carolyn Linski
Address: 2800 Co Rd 93
Helena
State: AL Zip Code: 35080

Shelby County, AL 08/28/2019
State of Alabama
Deed Tax: \$5.00



20190828000316100 1/7 \$38.00
Shelby Cnty Judge of Probate, AL
08/28/2019 10:10:06 AM FILED/CERT

Space Above This Line for Recorder's Use

ALABAMA GENERAL WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Five Thousand Dollars (\$5,000⁰⁰) in hand paid to Rodney A Brooker Seller, residing at 356 Wilderness Lane, County of Shelby, City of Alabaster, State of Alabama (hereinafter known as the "Grantor(s)") hereby grants, bargains, and sells to Carolyn Linski, a Bayer, residing at 2800 Co Rd 93, County of Shelby, City of Helena, State of AL (hereinafter known as the "Grantee(s)") the following *described real estate (*and in Exhibit A if attached), situated in Shelby County, Alabama to-wit:

[INSERT LEGAL DESCRIPTION HERE AND/OR ATTACH EXHIBIT A]

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Rodney A Brooker

Grantor's Signature

Rodney A Brooker

Grantor's Name

356 Wilderness Lane

Address

Alabaster Al. 35007

City, State & Zip

Carolyn Linski

Grantor's Signature

Carolyn Linski

Grantor's Name

2805 Co Rd 93

Address

Helena, AL 35080

City, State & Zip

In Witness Whereof,

Debbie Brooker

Witness's Signature

Debbie Brooker

Witness's Name

238 2nd Ave N

Address

Centreville AL 35042

City, State & Zip

Tammy L. Seale

Witness's Signature

Tammy L. Seale

Witness's Name

113 N. Main St.

Address

Columbiana, AL 35051

City, State & Zip



20190828000316100 2/7 \$38.00
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STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol Linski & Rodney Brooker whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

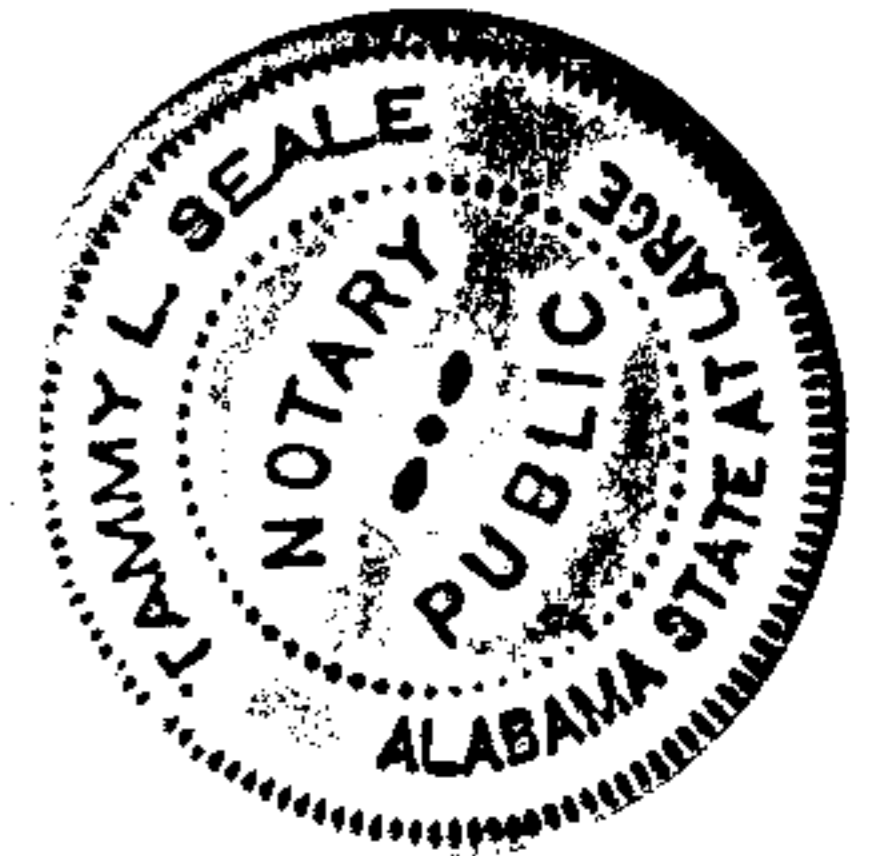
Given under my hand this 28th day of August, 2019.

Tammy L. Seale
Notary Public

My Commission Expires: 09-09-2019



20190828000316100 3/7 \$38.00
Shelby Cnty Judge of Probate, AL
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8-21-19

I Rodney A Brooker for
Alma R Brooker sell
one mobile Home and lot
To

as Is where is for the
Sum of 5,000⁰⁰

Bye
Sellen Rodney A Brooker
witness Darnie Brooker

Bye
Sellen Rodney A Brooker
witness Debbie Brooker



20190828000316100 4/7 \$38.00
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20190828000316100 6/7 \$38 00
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LETTERS TESTAMENTARY

**THE STATE OF ALABAMA
COURT OF PROBATE**

**SHELBY COUNTY
CASE NO. PR-2019-000590**

The Will of **ALMA R. BROOKER**, having been duly admitted to record in said county, **LETTERS TESTAMENTARY** are hereby granted to **RODNEY A. BROOKER**, the Personal Representative(s) named in said Will, who has duly qualified in compliance with the requisite of the law, and is authorized to administer such estate. Subject to the priorities stated in **Ala. Code, §43-8-76 (1975, as amended)**, the said Personal Representative(s), acting prudently for the benefit of interested persons, have all the powers, without limitation, authorized in transactions under **Ala. Code, §43-2-843 (1975, as amended)**, unless expressly modified in the Will and subject to the following restrictions: **If the estate is to receive funds from litigation, judgments or settlements, the Personal Representative(s) shall notify the Probate Judge within 10 (ten) days of said judgment or settlement.**

Witness my hand and dated this 31st day of July, 2019.

ALLISON S. BOYD
JUDGE OF PROBATE

**THE STATE OF ALABAMA
SHELBY COUNTY**

I, Kimberly A. Melton, Chief Clerk of the Court of Probate of Shelby County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the **LETTERS TESTAMENTARY** issued to **RODNEY A. BROOKER**, as Personal Representative(s) of the Will of **ALMA R. BROOKER**, deceased, as the same appears of record in said court. I further certify that said Letters are still in full force and effect.

Given under my hand, and seal of office, this the 2nd day of August, 2019.

CHIEF CLERK

Real Estate Sales Validation Form

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

Grantor's Name Rodney A Brooker
Mailing Address 356 Wilderness Lane Alabaster Ala, 35007

Grantee's Name Carolyn Linski
Mailing Address 2800 Co. Rd. 93 Helena, AL 35080

Property Address 410 ~~356~~ Wilderness Lane Alabaster ALA 35007

Date of Sale _____
Total Purchase Price \$ 5,000.00
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 _____

Print Rodney A Brooker

Sign Rodney A Brooker

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1