

**SEND TAX NOTICE TO:**  
Briana Elizabeth Brown and Johann Ostolaza

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**This instrument prepared by:**  
Frank Steele Jones  
Frank Jones & Associates, LLC  
500 Southland Drive, Suite 230  
Hoover, AL 35226

**20191105000410280**  
**11/05/2019 11:55:08 AM**  
**DEEDS 1/3**

## **WARRANTY DEED**

**State of Alabama** )  
 ) **KNOW ALL MEN BY THESE PRESENTS:**  
**Shelby County** )

That in consideration of **Two Hundred and Sixty Thousand Dollars and Zero cents (\$260,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **James Benjamin Youngblood III and spouse, Samantha Langford Youngblood** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Briana Elizabeth Brown and Johann Ostolaza** (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 98, according to the Survey of Broken Bow, Second Addition, as recorded in Map Book 8, page 152 in the Office of the Judge of Probate for Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Subject to ad valorem taxes for the years 2019, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.**

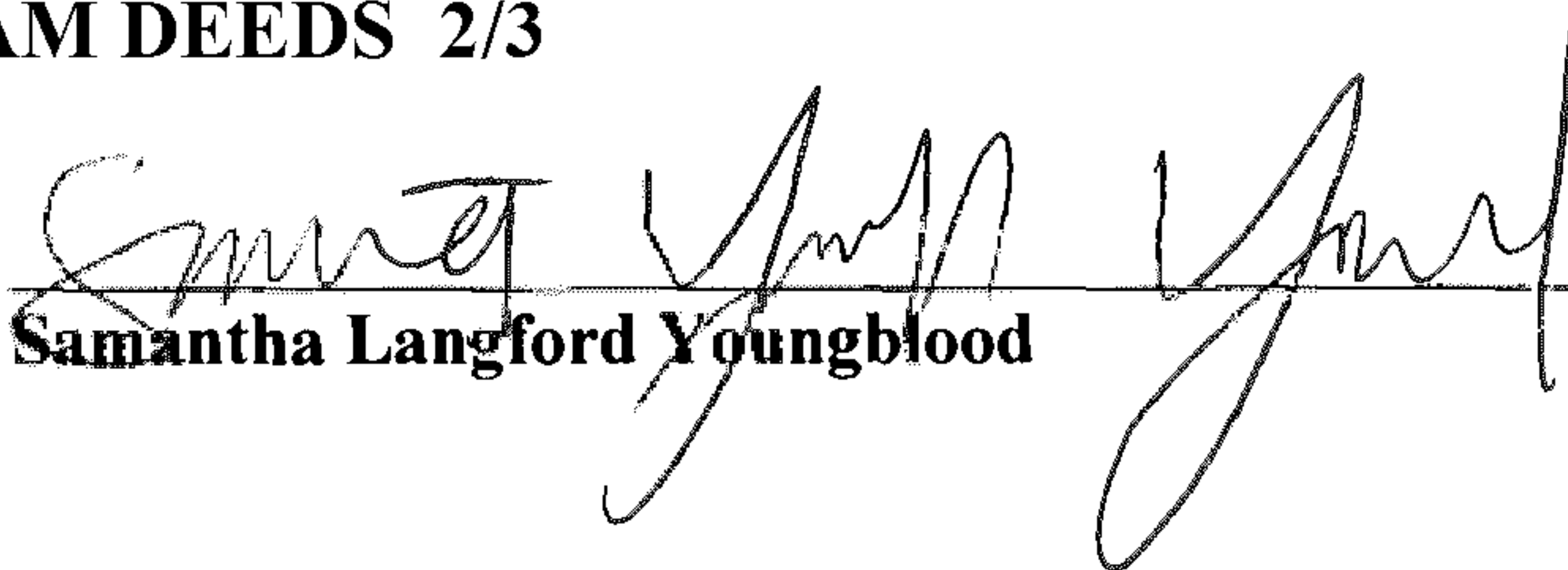
TO HAVE AND TO HOLD to the said Grantee, as joint owners with right of survivorship, its successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its successors and assigns forever, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the **25th day of October, 2019.**

 (SEAL)  
**James Benjamin Youngblood III**

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 (SEAL)  
**Samantha Langford Youngblood**

State of Alabama )

General Acknowledgment

Shelby County )

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **James Benjamin Youngblood III and Samantha Langford Youngblood** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, executed the same voluntarily for and as her own act on the day the same bears date.

Given under my hand and official seal this the **25th day of October, 2019.**

(SEAL)

FRANK STEELE JONES  
Notary Public, Alabama State At Large  
My Commission Expires 03/14/2023

  
Notary Public  
My Commission Expires: 3/14/2023

File # 2019340

# Real Estate Sales Validation Form

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

Grantor's Name	James Benjamin and Smantha Langford Youngblood	Grantee's Name	Brianna Elizabeth Brown and John Ostolaza
Mailing Address	<u>500 Southland Drive</u> <u>Hoover AL 35226</u>	Mailing Address	<u>3205 Chickasaw Lane</u> <u>Birmingham, AL 35242</u>
Property Address	<u>3205 Chickasaw Lane</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>10/25/2019</u>
		Total Purchase Price	<u>\$ 260,000</u>
		or	
		Actual Value	<u>\$</u>
20191105000410280	11/05/2019 11:55:08 AM DEEDS 3/3	or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 10/25/2019

Print Frank Steele Jones

☐ Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/05/2019 11:55:08 AM  
\$36.00 CHERRY  
20191105000410280

(verified by)

Allen S. Bayl

Form RT-1