

SEND TAX NOTICE TO:
(Name) James Leonard & Emily Ernestine Brittain
(Address) 3207 Mountain Ridge Circle
Birmingham, AL 35242

This instrument was prepared by:
(Name) Jon David Terry of Bains & Terry Law Firm
(Address) 1813 Third Avenue, North
Bessemer, AL 35020

WARRANTY DEED, JOINT FOR
LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THE PRESENTS, that in consideration of \$1.00, love and affection to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledge, I, or we

JAMES LEONARD BRITTAIN, a married man

(herein referred to as Grantor, whether one or more), grant bargain, sell and convey unto

JAMES LEONARD BRITTAIN and wife, EMILY ERNESTINE BRITTAIN

(hereinafter referred to as Grantee, whether one or more), for and during their joint loves and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, (3207 Mountain Ridge Circle, Birmingham, Alabama) to-wit:


Mountain Ridge Estates, 1st Sector, Lot 5, S-14, T-195, R-02W

NOTE: No title search was performed by the preparer of this conveyance and none requested by the Grantor or Grantees herein. Said information was provided by the parties.

NOTE: Deed recorded in the Probate Office of Shelby County, Alabama at 20191108000415310 refers to Grantor as James Lynn Brittain. James Leonard Brittain and James Lynn Brittain are one and the same person.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and

Shelby County, AL 12/18/2019
State of Alabama
Deed Tax: \$322.00


20191218000468770 1/3 \$350.00
Shelby Cnty Judge of Probate, AL
12/18/2019 11:15:38 AM FILED/CERT

assigns of such survivor forever, together with every contingent remainder and right of revision.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his/her of 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 stated 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 Grantee, his/her of their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 17th day of December, 2019.


JAMES LEONARD BRITTAIN

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Leonard Brittain whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of December, 2019.


NOTARY PUBLIC



20191218000468770 2/3 \$350.00
Shelby Cnty Judge of Probate, AL
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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 LEONARD Brittain
Mailing Address 3207 Mtn Ridge Circle
Birmingham
Alabama 35242

Grantee's Name JAMES LEONARD Emily
Mailing Address Ernestine Brittain
3207 Mtn Ridge Circle
ALABAMA 35242

Property Address 3207 Mtn Ridge Circle
Birmingham,
Alabama
35242

Date of Sale 12/17/19

Total Purchase Price \$

or

Actual Value \$

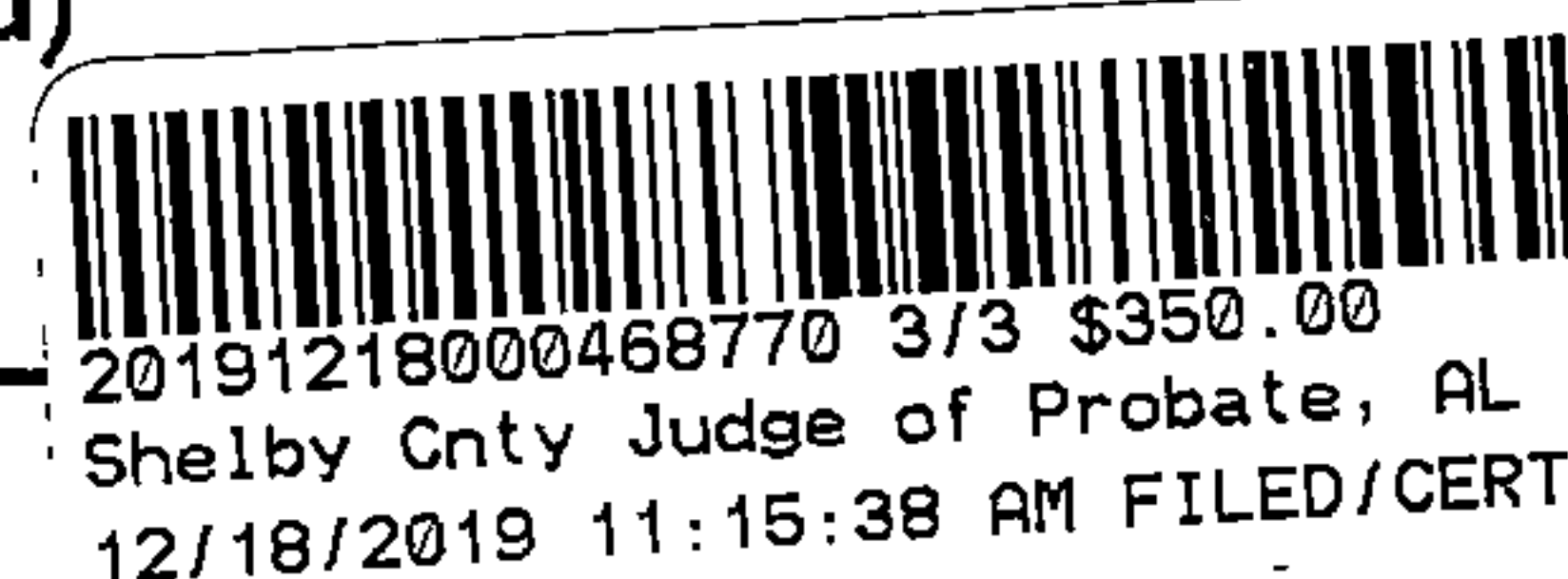
or

Assessor's Market Value \$ 643,660 1/2

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) 321830

☐ 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 James Leonard Brittain

Sign James Leonard Brittain

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Sarah Robinson
Assessment 12/18/19.

Form RT-1