

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Nicholas S. Wadsworth
112 Mooney Rd.
Columbiana, AL 35051

2020010600006930
01/06/2020 11:39:35 AM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Three Thousand And No/100 Dollars (\$123,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, We, **Allison Lacey Brewer and Joshua Brewer**, a married couple, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Nicholas S. Wadsworth** (hereinafter grantee, whether one or more), all of our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 2, according to the map of Wooded Flats Subdivision, as recorded in Map Book 16, Page 23, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$124,242.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 3rd day of January, 2020.

Allison Lacey Brewer

Allison Lacey Brewer

Joshua Brewer

Joshua Brewer

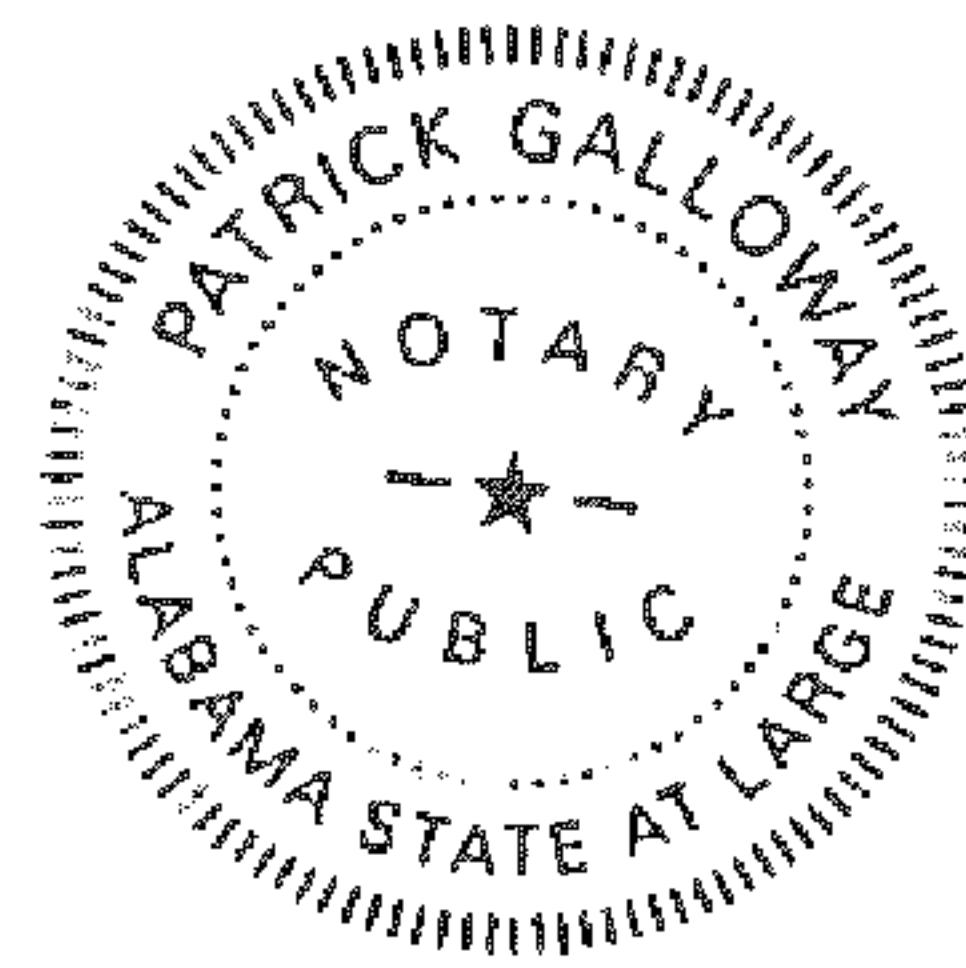
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Patrick Galloway, a Notary Public in and for said County, in said State, hereby certify that Allison Lacey Brewer and Joshua Brewer 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 on this 3rd day of January, 2020.

Patrick Galloway

Notary Public
My commission expires: October 4th, 2021



Real Estate Sales Validation Form
 This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name **Allison Lacey Brewer**Grantee's Name **Nicholas S. Wadsworth**Mailing Address **112 Mooney Rd.
Columbiana, AL 35051**Mailing Address **112 Mooney Rd.
Columbiana, AL 35051**Property Address **112 Mooney Rd.
Columbiana, AL 35051**

Date of Sale	January 3, 2020
Total Purchase Price	\$123,000.00
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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" 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 - Allison Lacey Brewer, 112 Mooney Rd., Columbiana, AL 35051.

Grantee's name and mailing address - Nicholas S. Wadsworth, 112 Mooney Rd., Columbiana, AL 35051.

Property address - 112 Mooney Rd., Columbiana, AL 35051

Date of Sale - January 3, 2020.

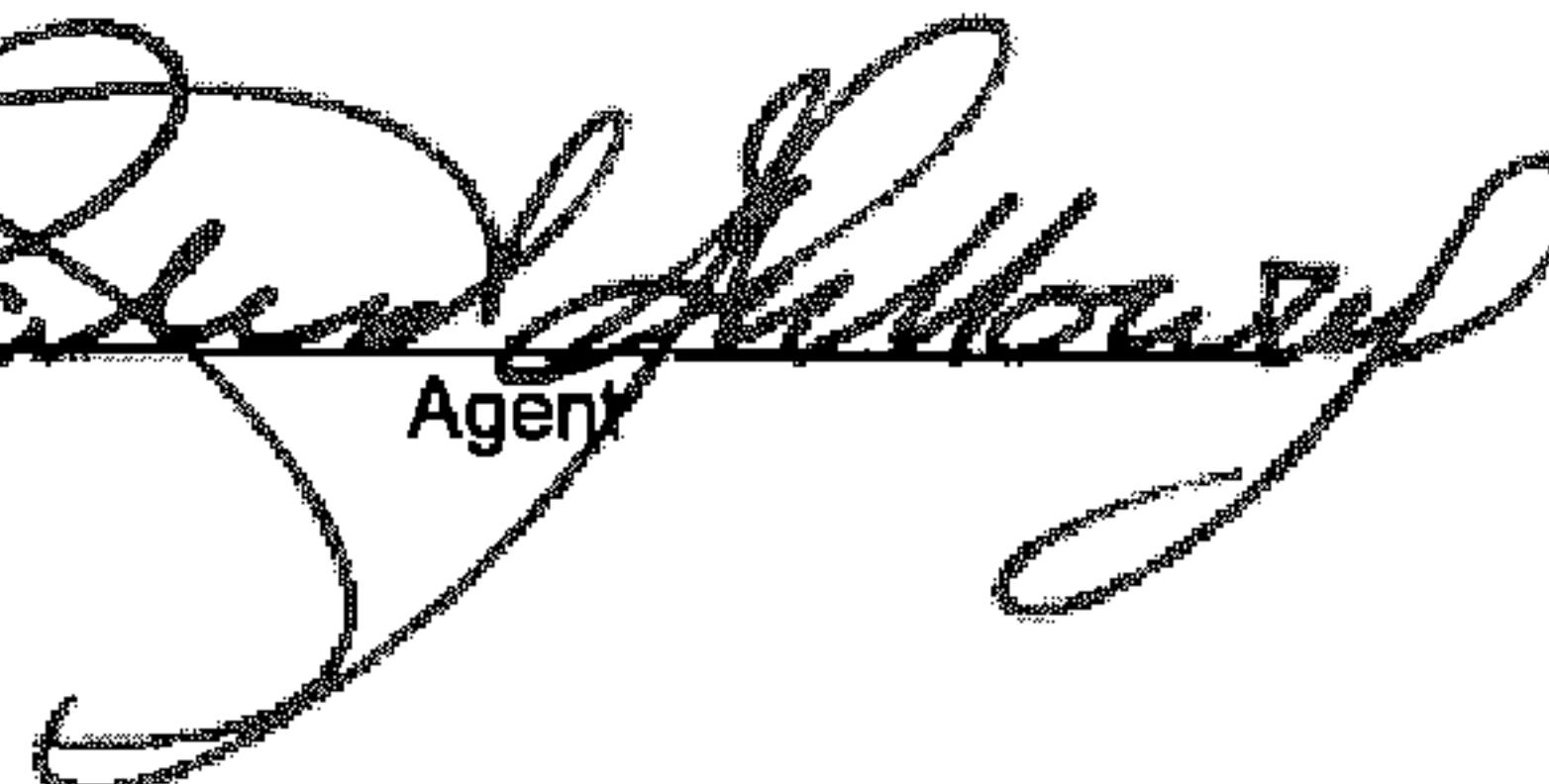
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: January 3, 2020

Sign 
 Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/06/2020 11:39:35 AM
 \$29.00 CHERRY
 20200106000006930

Allison L. Brewer