

This Instrument was Prepared by:

Send Tax Notice To: Brownay, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

332 Logos Trace
Alabaster AL 35007

File No.: 19-2153

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Nine Thousand Nine Hundred Dollars and No Cents (\$49,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **The Estate of James W. Baxley, Probate Case No. 18BES00791 and Faye Baxley, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brownay, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

James W. Baxley one of the grantees in Instruments No. 1995-04843 died on or around July 28, 2018. Charles E. Baxley the other grantee died on or around May 30, 2019. Faye Baxley is the only surviving heir of Charles E. Baxley.

\$37,425.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 Grantees, 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of January, 2020.

THE ESTATE OF JAMES W. BAXLEY, PROBATE
CASE NO. 18BES00791

Timothy Charles Baxley
By Timothy Charles Baxley
Personal Representative

20200203000044060 1/4 \$43.50
Shelby Cnty Judge of Probate, AL
02/03/2020 12:39:43 PM FILED/CERT

State of Florida

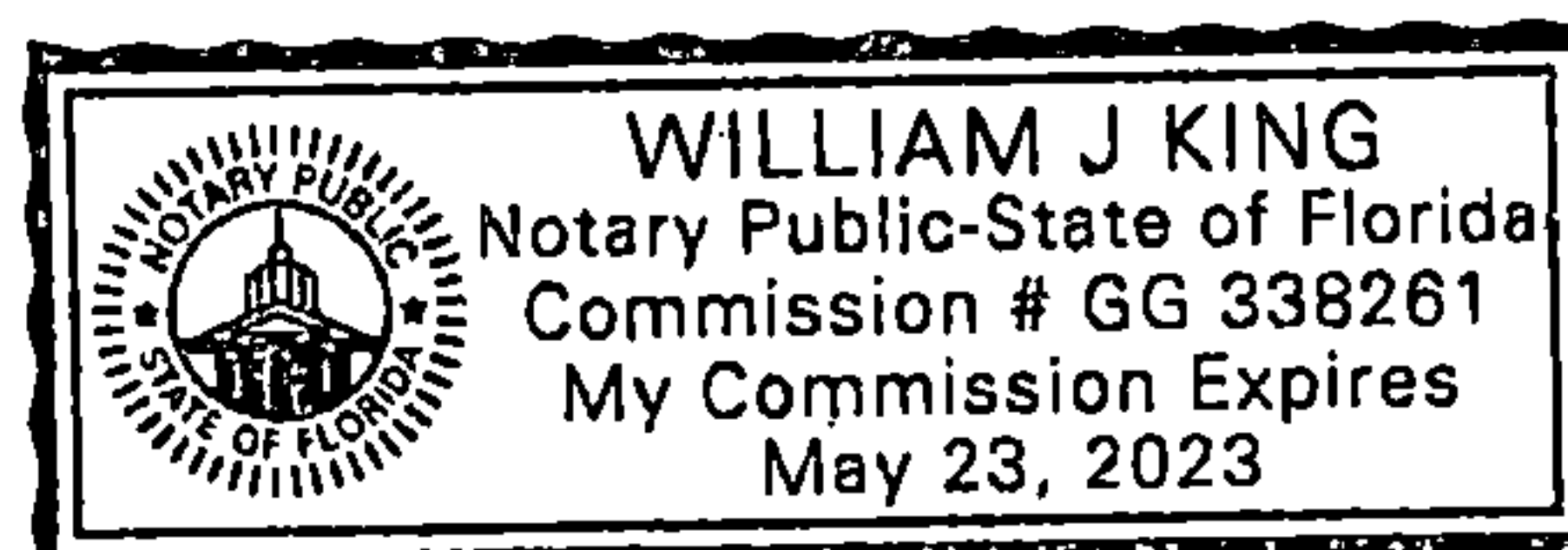
County of Hillsborough

I, Will King, a Notary Public in and for the said County in said State, hereby certify that Timothy Charles Baxley as Personal Representative of The Estate of James W. Baxley, Probate Case No. 18BES00791, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of January, 2020.

Will King
Notary Public, State of Florida

My Commission Expires: May 23, 2023



Shelby County, AL 02/03/2020
State of Alabama
Deed Tax: \$12.50

EXHIBIT "A"

Lot 1 and 2, Block 156 in the unrecorded Dunstan's Map of Calera, Shelby County, Alabama.

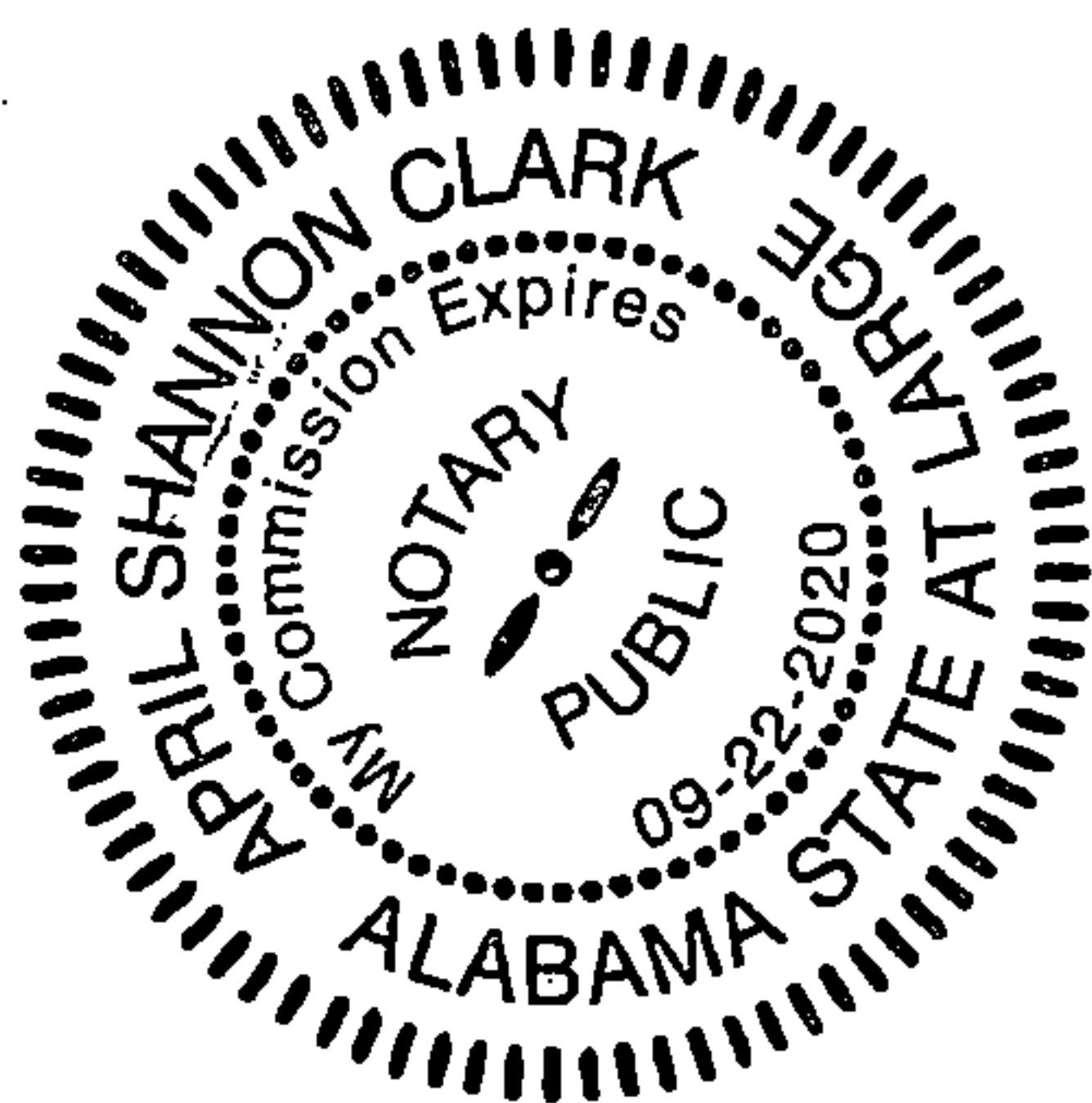
20200203000044060 2/4 \$43.50
Shelby Cnty Judge of Probate, AL
02/03/2020 12:39:43 PM FILED/CERT

Faye Baxley
Faye Baxley

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Faye Baxley who 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 on the day the same bears date.

Given under my hand and official seal this 31st day of January, 2020.



April Clark
Notary Public
My Commission Expires: 9/22/2020

20200203000044060 3/4 \$43.50
Shelby Cnty Judge of Probate, AL
02/03/2020 12:39:43 PM FILED/CERT



20200203000044060 4/4 \$43.50
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	The Estate of James W. Baxley, Probate Case No. 18BES00791 Faye Baxley	Grantee's Name	Brownay, LLC 332 Logos Trace
Mailing Address	1934 10th Ave Calera AL 35040	Mailing Address	* 1321 7th St SE Alabaster, AL 35007
Property Address	Lot 1 & 2 Whippoorwill Ln. Calera, AL 35040	Date of Sale	January 31, 2020
		Total Purchase Price	\$42,500.00
		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 checked="" 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 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 January 29, 2020

☐ Unattested

(verified by)

Print

Sign

Mike T Atchison

Mike T Atchison
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1