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Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Scotty Brooks & Tammy Brooks
100 Kilberry Circle
Pelham, AL 35124

STATE OF ALABAMA

)

JOINT WITH RIGHT OF SURVIVORSHIP

COUNTY OF SHELBY

) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FOUR HUNDRED THIRTY-FOUR THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$434,750.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, GARY R. FLAUCHER and CHERYL J. FLAUCHER, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, SCOTTY BROOKS and TAMMY BROOKS (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 728, according to the Final Plat of Kilkerran at Ballantrae Phase 2, as recorded in Map Book 33, Page 103, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$413,012.00 of the above-recited purchase price is being paid with a purchase money mortgage being recorded simultaneously herewith.

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

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant 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, which are not yet due and payable; 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.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 27th day of February, 2020.

Anna de la	
GARY R. FLAUCHER	
CHERYL J. FLAUCHER	
STATE OF ALABAMA)

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that GARY R. FLAUCHER and CHERYL J. FLAUCHER, 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of February,

NØTARY PUBLIC

My commission expires:

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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	GARY R. FLAUCHER and CHERYL J. FLAUCHER	Grantee's Name	SCOTTY BROOKS and TAMMY BROOKS	
Mailing Address	589 OAKLINE DR BIRMINGHAM, AL 35226		100 KILBERRY CIRCLE PELHAM, AL 35124	
Property Address	100 KILBERRY CIRCLE PELHAM, AL 35124	Date of Sale February 28, 2020		
		Total Purchase Price	\$434,750.00	
		or Actual Value	\$	
		ог Assessor's Market Value	\$	
,	e or actual value claimed on this form ca of documentary evidence is not required	n be verified in the following		
Bill of Sale Sales Contra		Appraisal Other		
X Closing State If the conveyance of this form is not i	document presented for recordation con	tains all of the required info	rmation referenced above, the filing	
Instructions				
Grantor's name ar current mailing add	d mailing address - provide the name of dress.	the person or persons conv	veying interest to property and their	
Grantee's name as conveyed.	nd mailing address - provide the name o	f the person or persons to w	hom interest to property is being	
• •	the physical address of the property beinerty was conveyed.	ing conveyed, if available. D	ate of Sale - the date on which	
Total purchase pri- the instrument offe	ce - the total amount paid for the purcha ered for record.	se of the property, both real	and personal, being conveyed by	
	e property is not being sold, the true value for record. This may be evidenced by a ue.	· · · · · · · · · · · · · · · · · · ·		
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 February 2	28, 2020	Print Malcolm S. McLe	od	
Unattested		Sign		
	(verified by)	*** / - *******************************	intee/Owner/Agent) circle one	
	Filed and Recorded Official Public Records			



Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2020 01:31:54 PM
\$50.00 CHARITY

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