

This instrument was prepared by:  
Ellis, Head, Owens, Justice & Arnold  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Lenzy Tipton  
619 Shelby Forest Dr.  
Chelsea, AL 35043

### WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/00 Dollars (\$10.00) to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Cathrine M. Blain, married and James R. Brasher, unmarried (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto, Lenzy Tipton (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, described as follows:

Lot 5B, according to the Resurvey of the Brian Bell Family Subdivision, as recorded in Map Book 51, Page 8, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to 2020 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTOR OR RESPECTIVE SPOUSE.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26<sup>th</sup> day of June, 2020.

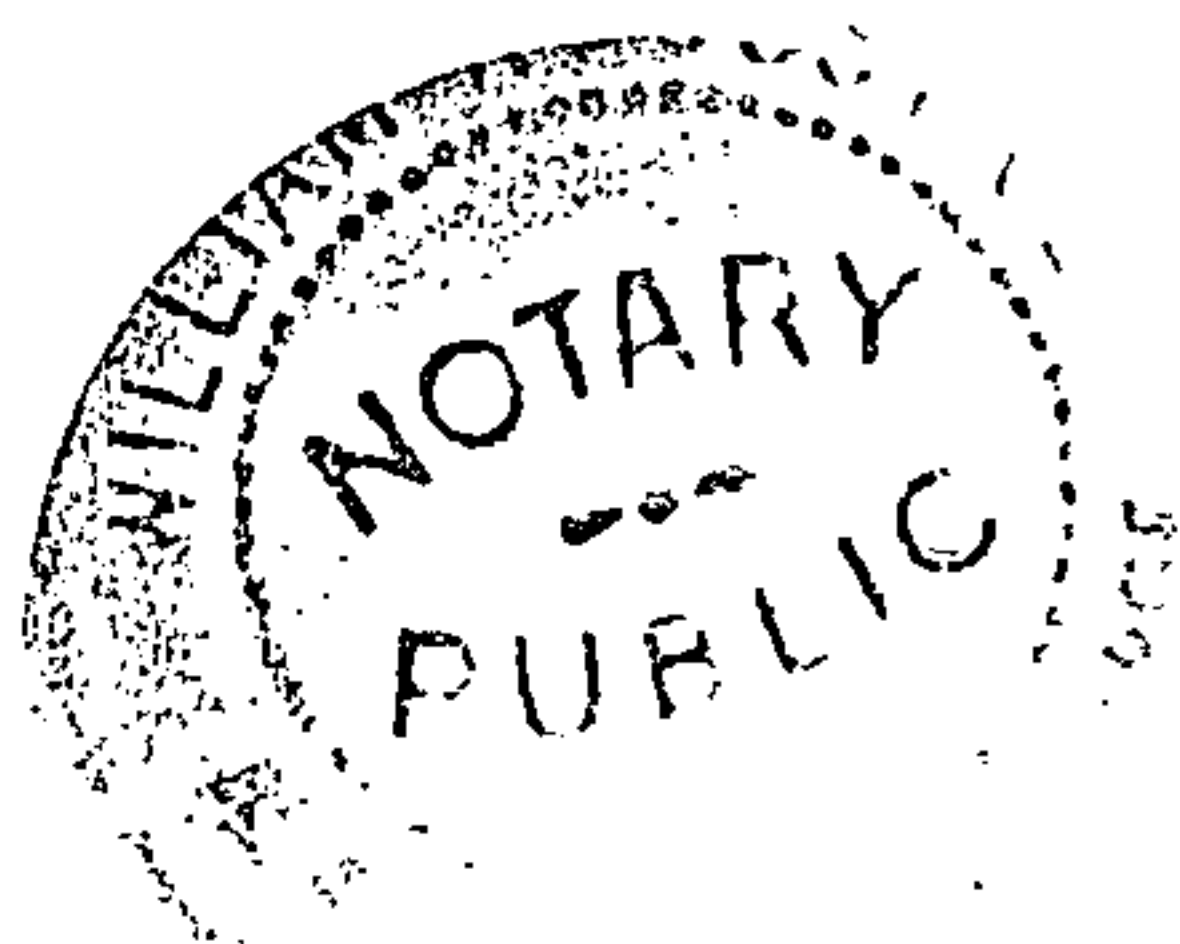
Cathrine M. Blain  
Cathrine M. Blain

James R. Brasher  
James R. Brasher

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cathrine M. Blain and James R. Brasher, who 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 this 26<sup>th</sup> day of June, 2020.



William R. Tipton  
Notary Public  
My Commission Expires: 8-12-23

20200629000265270 1/2 \$270.00  
Shelby Cnty Judge of Probate, AL  
06/29/2020 11:40:38 AM FILED/CERT

Shelby County, AL 06/29/2020  
State of Alabama  
Deed Tax: \$245.00

# 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 R. Brasher  
Cathrine M. Blain  
 Mailing Address 2981 Canterbury Dr.  
Moody, AL 35004

Grantee's Name: Lenzy Tipton  
 Mailing Address: 619 Shelby Forest Trail  
Challeg, AL 35043

Property Address: 5B, Brian Bell S/D  
Shelby County, AL

Date of Sale 6-26-2023  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ 245,000.00  
 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)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement  
☐ Appraisal  
☒ Other - Warranty Deed

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 6/26/2020

\* Sign Cathrine M. Blain  
 (Grantor/Grantee/Owner/Agent) circle one  
 \* Print Cathrine M. Blain

\_\_\_\_ Unattested

\_\_\_\_\_  
 (Verified by)

Form RT-1



20200629000265270 2/2 \$270.00  
 Shelby Cnty Judge of Probate, AL  
 06/29/2020 11:40:38 AM FILED/CERT