

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

SEND TAX NOTICE TO:
Jessica Brown and Christopher Brown
1056 Pine Valley Dr.
Calera, AL 35040

20200701000271080

07/01/2020 10:42:37 AM

DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA

)

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Eighty-One Thousand And No/100 Dollars (\$181,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Bruce M. Furlow and Faye B. Furlow, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jessica Brown and Christopher Brown (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 230, according to the Survey Reserve at Timberline Phase 3, as recorded in Map Book 38, Page 53, in the Office of 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 \$177,721.00 executed and recorded simultaneously herewith.

Bruce M. Furlow is the surviving Grantee in that certain Deed recorded at Instrument Number 20171221000456020 in the Office of the Judge of Probate of Shelby County, Alabama; the other Grantee Pamela D. Furlow having died on or about February 22, 2019.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on June 30, 2020.

Bruce M. Furlow
Bruce M. Furlow

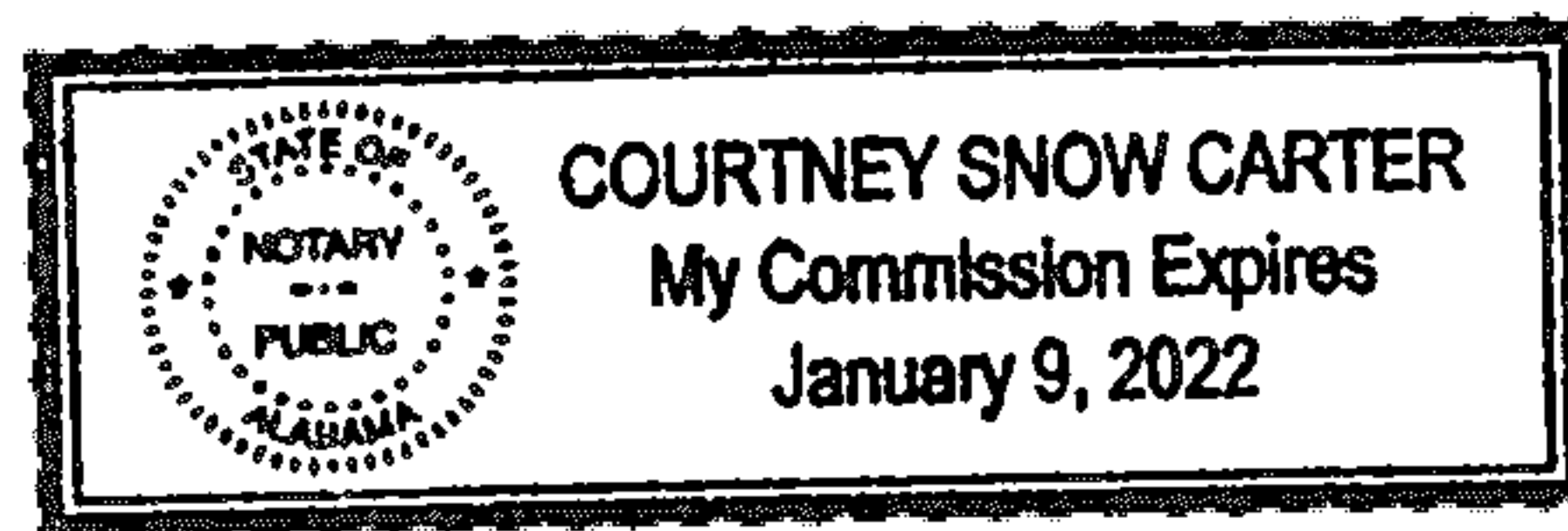
Faye B. Furlow
Faye B. Furlow

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bruce M. Furlow and Faye B. Furlow 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 30th day of June, 2020.

Courtney Snow Carter
Notary Public
My commission expires.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name **Bruce M. Furlow and Faye B. Furlow** **Grantee's Name** **Jessica Brown and Christopher Brown**

Mailing Address 1056 Pine Valley Dr.
Calera, AL 35040

Mailing Address 1056 Pine Valley Dr.
Calera, AL 35040

Property Address 1056 Pine Valley Dr.
Calera, AL 35040

Date of Sale June 30, 2020

Total Purchase Price **\$181,000.00**

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)

Bill of Sale

Appraisal

Sales Contract

Other:

X 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 - Bruce M. Furlow and Faye B. Furlow, 1056 Pine Valley Dr., Calera, AL 35040.

Grantee's name and mailing address - Jessica Brown and Christopher Brown, 1056 Pine Valley Dr., Calera, AL 35040.

Property address - 1056 Pine Valley Dr., Calera, AL 35040

Date of Sale - June 30, 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: June 30, 2020

Sign

Agent

Validation Form



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2020 10:42:37 AM
\$31.50 CHARITY
20200701000271080

TS-2000955

Allen S. Bayal