

SEP 11 2020 10:00 AM
SHELBY COUNTY, ALABAMA

SEND TAX NOTICE TO:
Beverley W. Brewer
201 Blue Springs Trail
Cropwell, AL 35054

THIS INSTRUMENT PREPARED BY:
Jack W. Monroe, Jr., Attorney
2013 Kentucky Avenue
Birmingham, AL 35216



20200821000364990 1/4 \$140.00
Shelby Cnty Judge of Probate, AL
08/21/2020 02:36:24 PM FILED/CERT

WARRANTY DEED

Joint Tenants with Right of Survivorship

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY }

That in consideration of ONE and no/100 DOLLARS (\$1.00) and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,

SE-77
2017 L The Brewer Family Trust,

THE GRANTOR (herein referred to as GRANTOR) does grant, bargain, sell and convey unto

Richard W. Brewer, Beverley W. Brewer, and Julianne Pierce Lash

(herein referred to as GRANTEES, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot #9 and Lot #10 in Block 4, according to the map of the 1st Addition to Cedar Grove Estates located in the NW ¼ of the NW ¼ of Section 36, Township 20 South, Range 3 West, as recorded in Map Book 3, Page 141, in the Probate Office of Shelby County, Alabama.

Also:

Part of the NW ¼ of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama; being more particularly described as follows: Beginning at the NE Corner of Lot 9 in Block 4, Amended Map of a Portion of First Addition to Cedar Grove Estates, as recorded in the Office of the Judge of Probate of Shelby Co., Alabama, in Map Book 4, Page 22, run in a Southeasterly direction along an extension of the North line of said Lot 9 for a distance of 100 feet, thence turn an angle to the right of 90 degrees and run in a Southwesterly direction for a distance of 200 feet; thence turn an angle to the right of 90 degrees and run in a Northwesterly direction for a distance of 100 feet, thence turn an angle to the right of 90 degrees and run in a Northeasterly direction for a distance of 200 feet to the point of beginning.

Subject to::

1. Subject to ad valorem taxes for current year;
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any;
3. Mineral and mining rights not owned by Grantor;.
4. Any applicable zoning ordinances;
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto;
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 3, Page 141.

Deed prepared without the benefit of title search. Legal description provided by grantor.

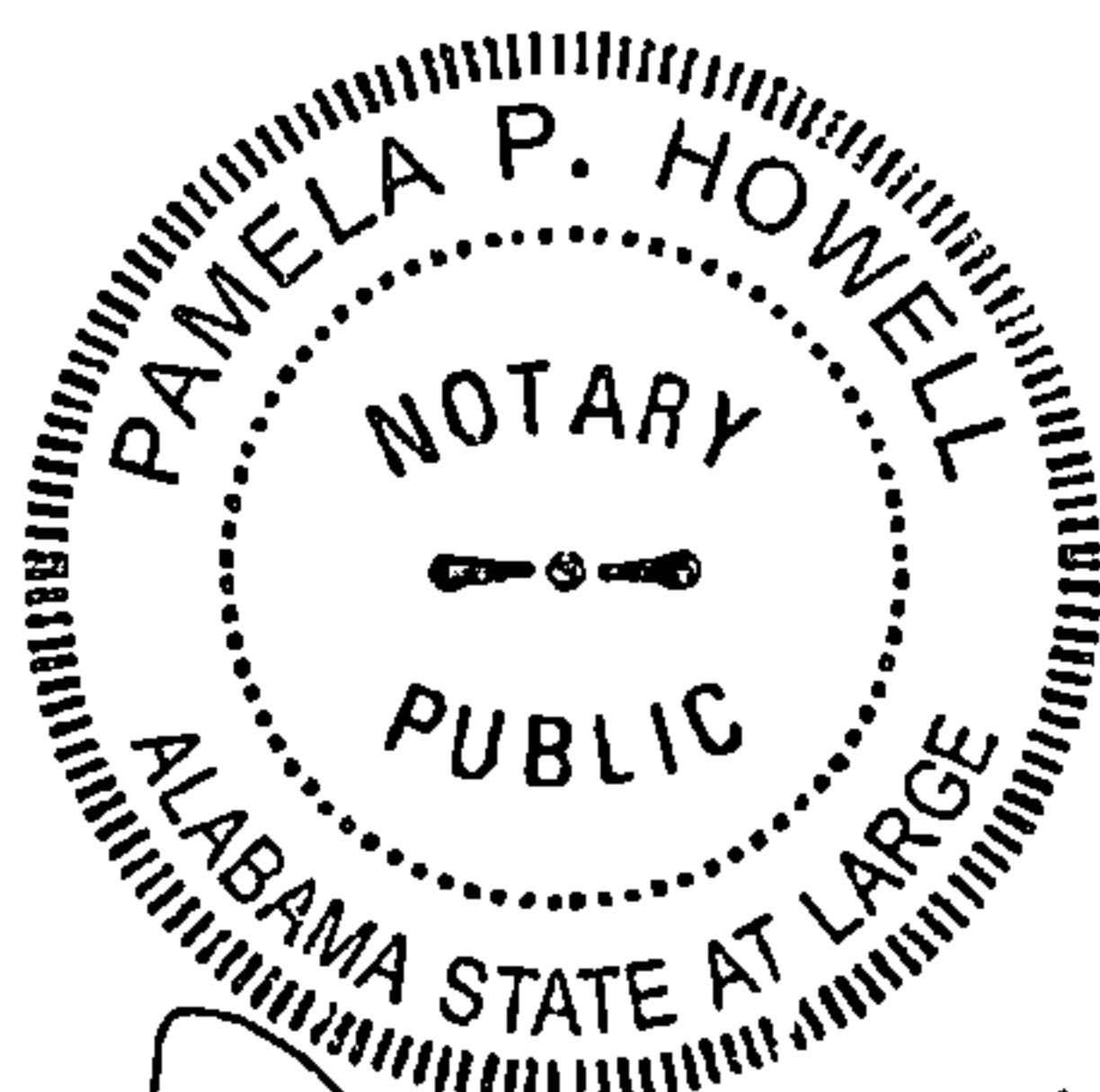
TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in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

And we do for ourselves and for our successors and administrators covenant with the said GRANTEES, their heirs and assigns, that the Brewer Family Trust is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that the Brewer Family Trust has a good right to sell and convey the same as aforesaid; that the Brewer Family Trust will and its successors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3 day of August, 2020.

Richard W. Brewer, Trustee
Richard W. Brewer, Trustee

Beverly W. Brewer, Trustee
Beverly W. Brewer, Trustee



MY COMMISSION EXPIRES AUGUST 29, 2020



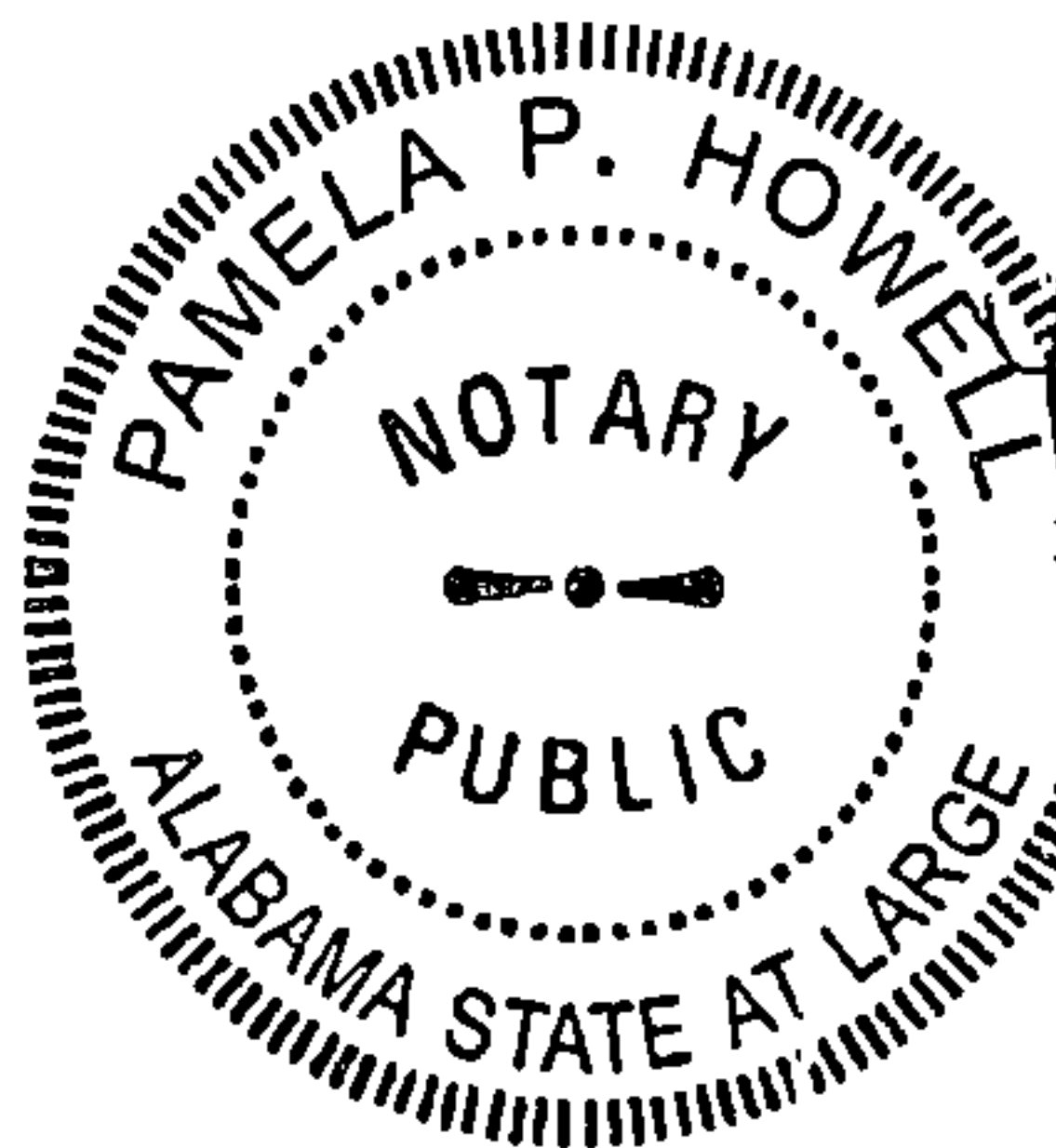
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ACKNOWLEDGMENT

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard W. Brewer and Beverley W. Brewer, as Trustees of The Brewer Family Trust, a trust dated February 14, 2019, 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 in said capacity and with full authority on the day the same bears date. Given under my hand and official seal this 3 day of August, 2020.



Pam Howell
Notary Public
My commission expires:.

MY COMMISSION EXPIRES AUGUST 29, 2020



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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 Brewer Family Trust
Mailing Address 201 Blue Springs Trail
Cropwell, AL 35054

Grantee's Name Richard W. Brewer, et al.
Mailing Address 201 Blue Springs Trail
Cropwell, AL 35054

Property Address 1128 2nd Street NE
Alabaster, AL 35007

Date of Sale AUG 21ST, 2020

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$106,700

Shelby County, AL 08/21/2020
State of Alabama
Deed Tax: \$107.00

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

☐ 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 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 AUG 21, 2020

Print Beverley W. Brewer

Unattested

Sign Beverley W. Brewer

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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