

THIS INSTRUMENT PREPARED BY
ELLIS, HEAD, OWENS & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

Sharon Ann Brakefield

642 Southern Hills Drive

Calera, Alabama 35040

STATUTORY WARRANTY DEED

STATE OF ALABAMA
CHILTON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollar (\$1.00), in hand paid by Grantee herein, the receipt whereof is hereby acknowledged, **Kenneth Matthew Sproul, a married man; Sandra Lee Robinson, legal name is Sandra Sproul Robinson, a married woman; Sharon Ann Brakefield, a married woman; Burney Laine Sproul, a married man;** (herein referred to as Grantors), do hereby grant, bargain, sell and convey unto **Sharon Ann Brakefield, a married woman,** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the NE ¼ of the NW ¼ of Section 24, Township 22 South, Range 3 West, and go South 2 deg. 26 ½ ' East along the West boundary of said ¼ ¼ Section 510.20 feet to the point of beginning' thence continue along this line 823.00 feet to the SW corner of said ¼ ¼ Section; thence South 89 deg. 50' East for 400.00 feet; thence North 2 deg. 26 ½ ' West for 823.00 feet; thence North 89 deg. 50' West for 400.00 feet to the point of beginning, containing 7.6 acres. (See Exhibit A)

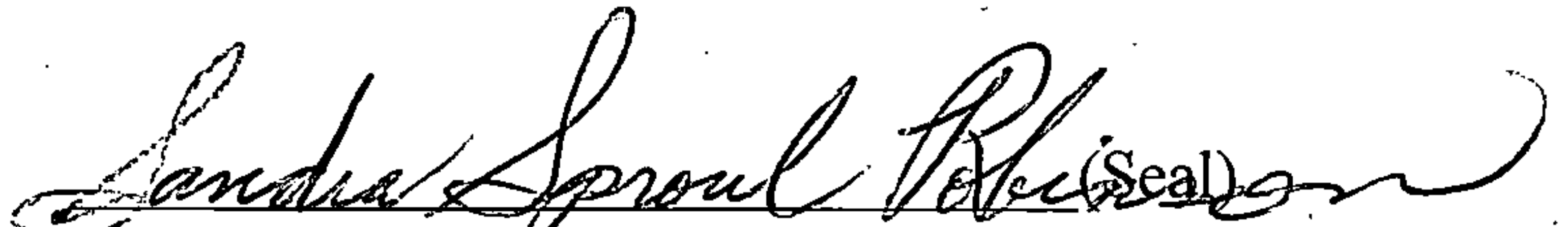
The Grantors herein and the Grantee constitute all of the heirs at law of Zemma Ree Sproul.

The above property constitutes no part of the homestead of either Grantors or Grantee or their spouses.

The descriptions used in this document are supplied by the parties, and there has been no survey or title examination made of subject property.

TO HAVE AND TO HOLD unto the said GRANTEE, her 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

 (Seal)
Kenneth Matthew Sproul, a married man

 (Seal)
Sandra Lee Robinson, legal name is Sandra Sproul Robinson, a married woman



20201021000478340 1/5 \$124.00
Shelby Cnty Judge of Probate, AL
10/21/2020 10:31:40 AM FILED/CERT

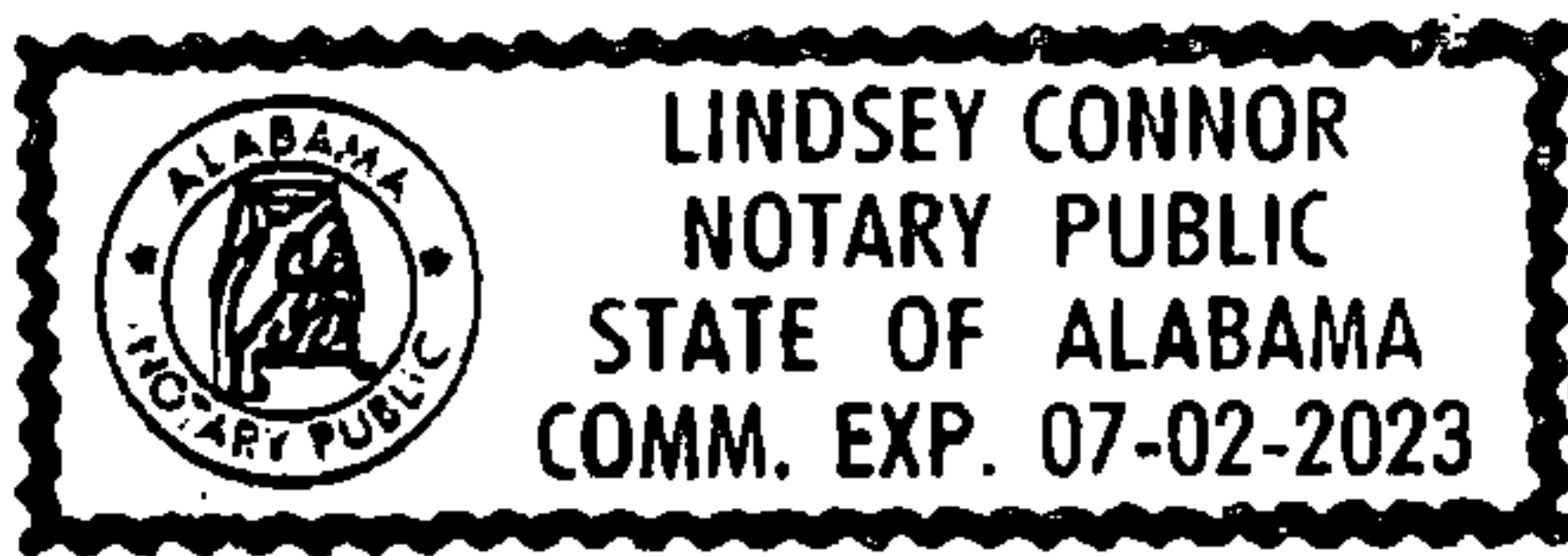
Sharon Ann Brakefield (Seal)
Sharon Ann Brakefield, a married
woman

Burney Laine Sproul (Seal)
Burney Laine Sproul, a married man

STATE OF ALABAMA
Madison COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kenneth Matthew Sproul, a married man**, whose 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 2nd day of October, 2020.



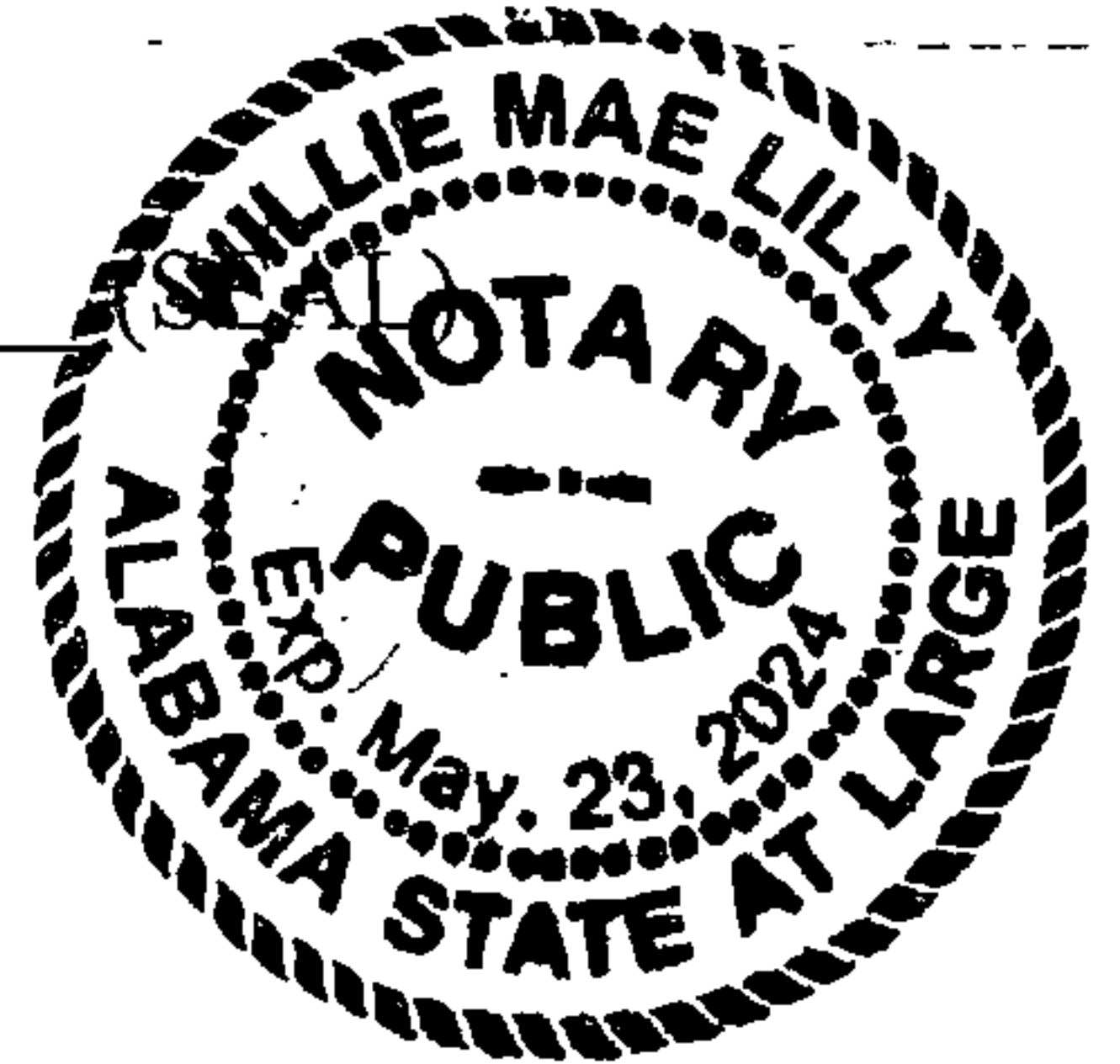
Lindsey Connor (SEAL)
Notary Public

STATE OF ALABAMA
Lee COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sandra Lee Robinson, legal name is Sandra Sproul Robinson, a married woman**, whose 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 29th day of September, 2020.

Willie Mae Lilly
Notary Public



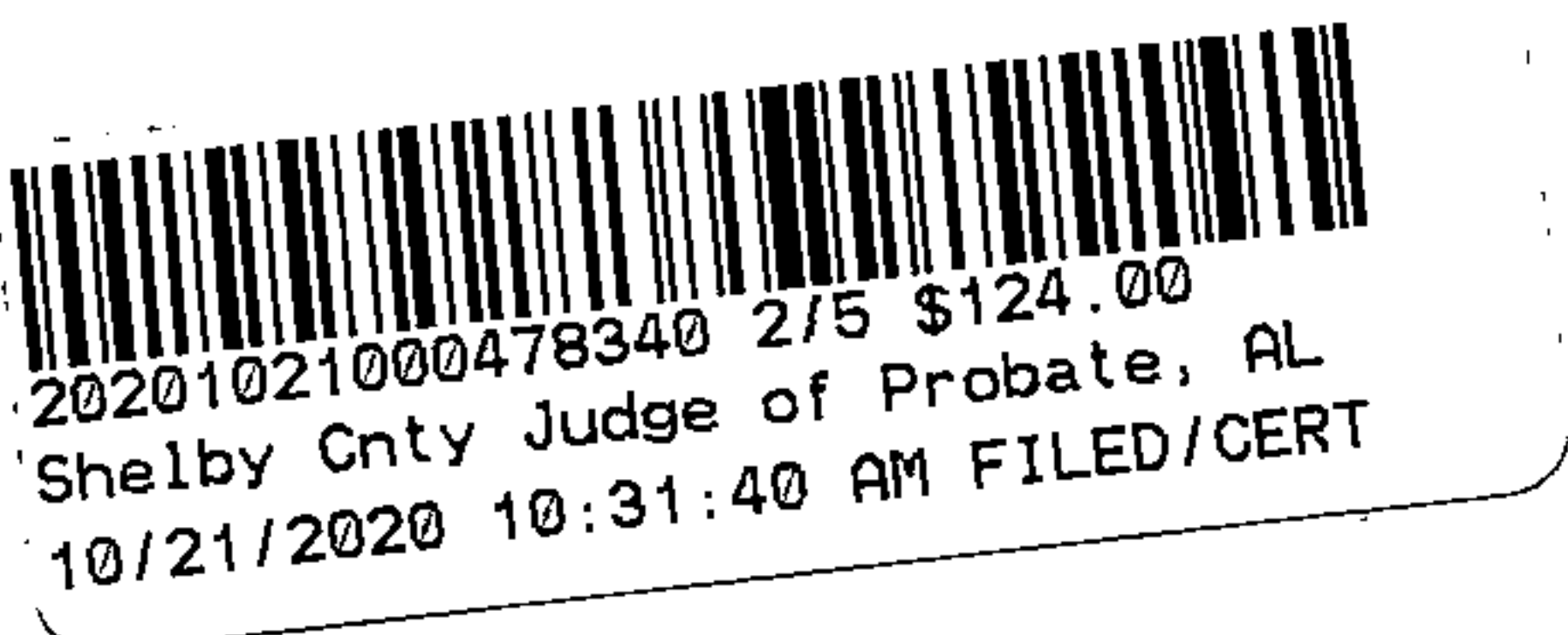
STATE OF ALABAMA
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sharon Ann Brakefield, a married woman**, whose 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 15th day of September, 2020.

Jammy Leigh Helton (SEAL)
Notary Public

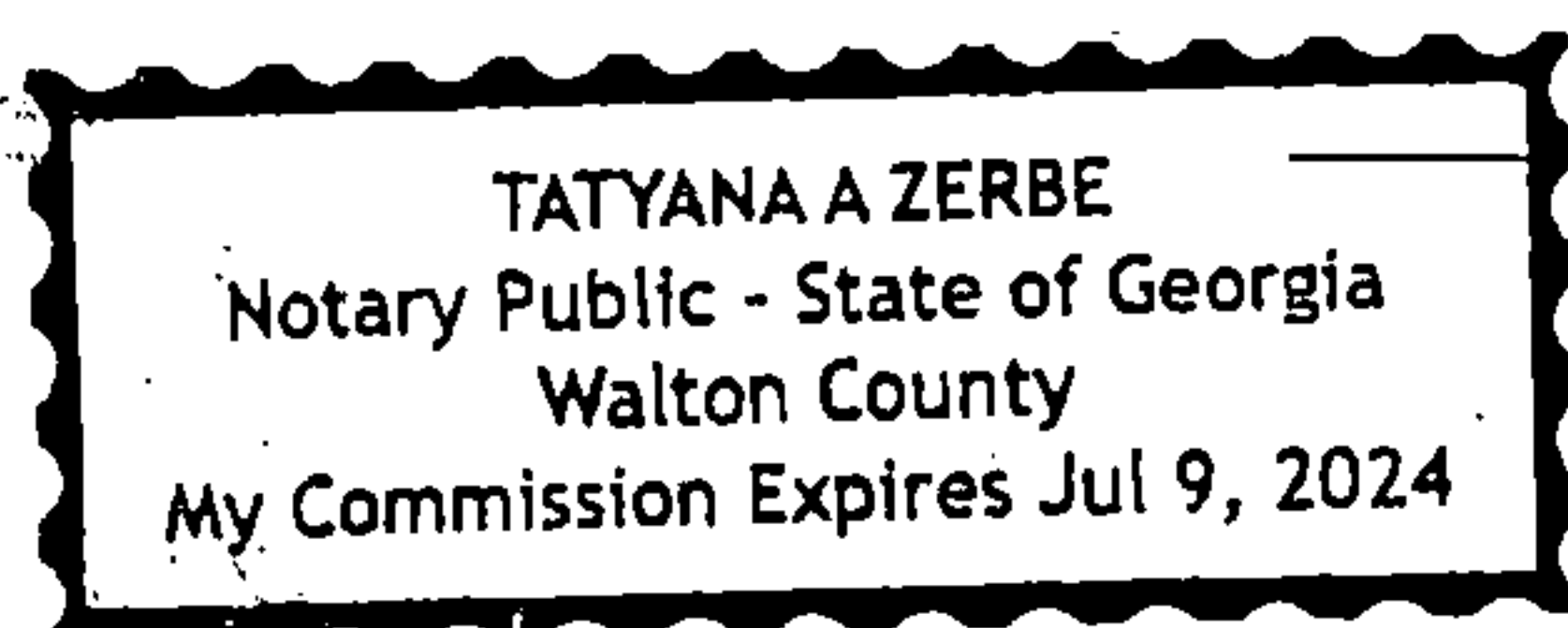
My Commission Expires:
November 17, 2021



BLS
GEORGIA
STATE OF ALABAMA
GWINNETT COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Burney Laine Sproul, a married man**, whose 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 22 day of September 2020.



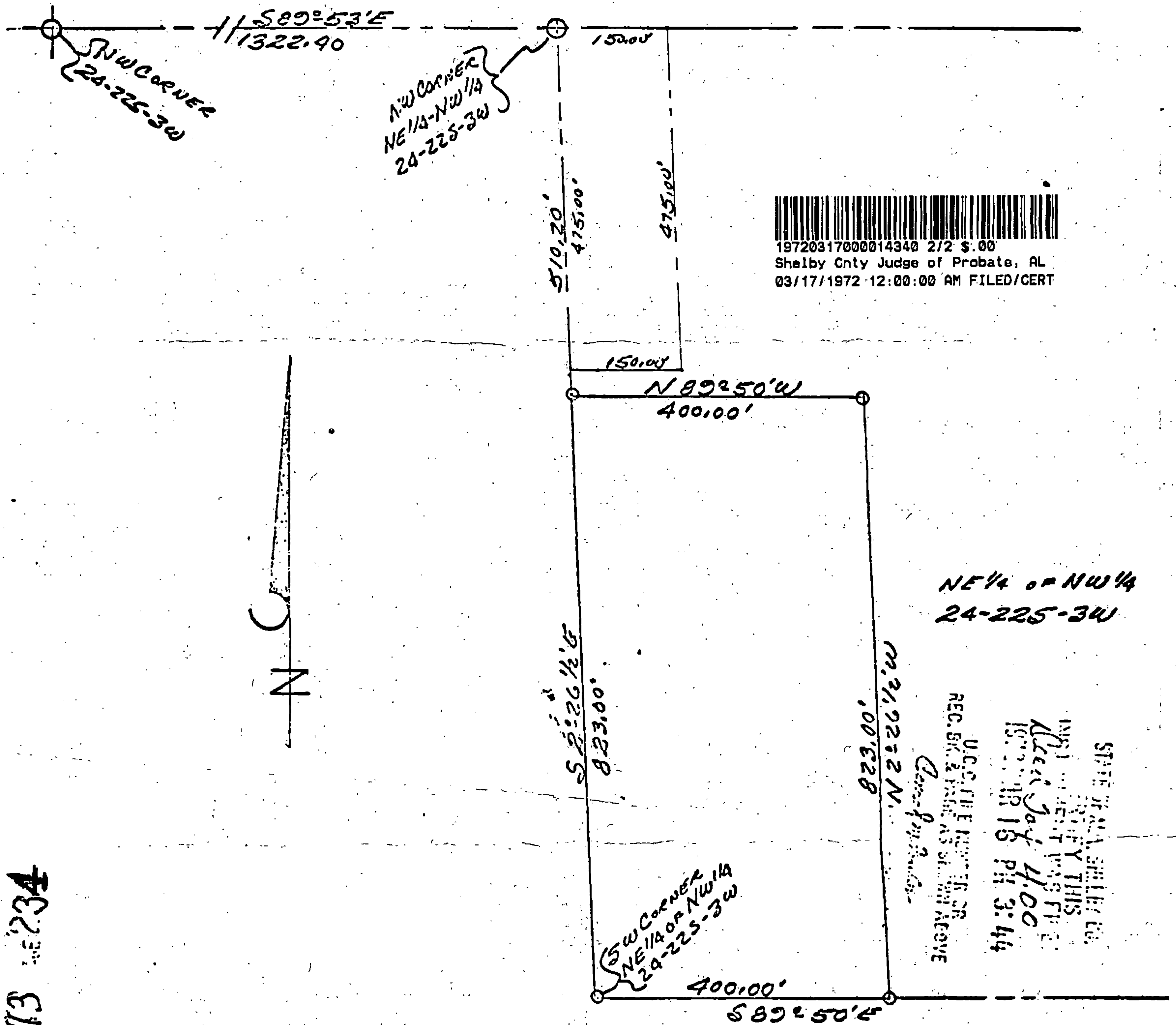
Notary Public

(SEAL)



20201021000478340 3/5 \$124.00
Shelby Cnty Judge of Probate, AL
10/21/2020 10:31:40 AM FILED/CERT

EXHIBIT "A"



I, FLOYD ATKINSON A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA DO HEREBY CERTIFY THAT THE MAP HERewith IS A TRUE AND CORRECT MAP OF A PARCEL OF LAND SURVEYED BY ME DESCRIBED AS FOLLOWS: COMMENCE AT THE N.W. CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 22S, RANGE 3 W AND GO S 2° 26 1/2' E ALONG THE WEST BOUNDARY OF SAID 1/4-1/4 SECTION 510.20 FEET TO THE POINT OF BEGINNING THENCE CONTINUE ALONG THIS LINE 823.00 FEET TO THE S.W. CORNER OF SAID 1/4-1/4 SECTION THENCE S 89° 50' E FOR 400.00 FEET THENCE N 2° 26 1/2' W FOR 823.00 FEET THENCE N 89° 50' W FOR 400.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7.6 ACRES.

SCALE: 1"=200' DATE: MAR 12, 1972 SIGNED: Floyd Atkinson
FLOYD ATKINSON - 1352

20201021000478340 4/5 \$124.00
Shelby Cnty Judge of Probate, AL
10/21/2020 10:31:40 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Kenneth Mathew Sproul
Mailing Address 10214 Gibraltar Drive SE
Huntsville AL 35803

Grantee's Name Sharon Ann Brakefield
Mailing Address 642 Southern Hills Drive
Calera AL 35040

Property Address 1420 Hwy 23
Calera AL 35040

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 115,580.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 _____

Print Adam Christopher Porter

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1

