

This instrument was prepared by:

Send tax notice to:

Justin Smitherman, Esq.  
173 Tucker Road  
Suite 201  
Helena, AL 35080

Carl Colburn Sanders  
2008 Stonecreek Court  
Helena, AL 35080

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WARRANTY DEED (JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)

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STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED SIXTY THREE THOUSAND AND 00/100 Dollars (\$263,000.00) to the undersigned grantors (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **John Braswell and Kimberly Braswell, Husband and Wife** (herein referred to as grantors, whether one or more), do hereby grant, bargain, sell and convey unto **Carl Colburn Sanders and Dadriana J. Green** (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 1779, ACCORDING TO THE SURVEY OF OLD CAHABA IV, SECOND ADDITION, PHAW FIVE, AS RECORDED IN MAP BOOK 34, PAGE 53, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Taxes for the year 2020 and subsequent years.
2. Existing easements, encumbrances, encroachments, restrictions, covenants, rights of way, and limitations, if any, of record.
3. \$258,236.00 of the consideration herein was derived from a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to 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 other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors 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 13<sup>th</sup> day of October, 2020.

✓ John Braswell (SEAL)  
John Braswell

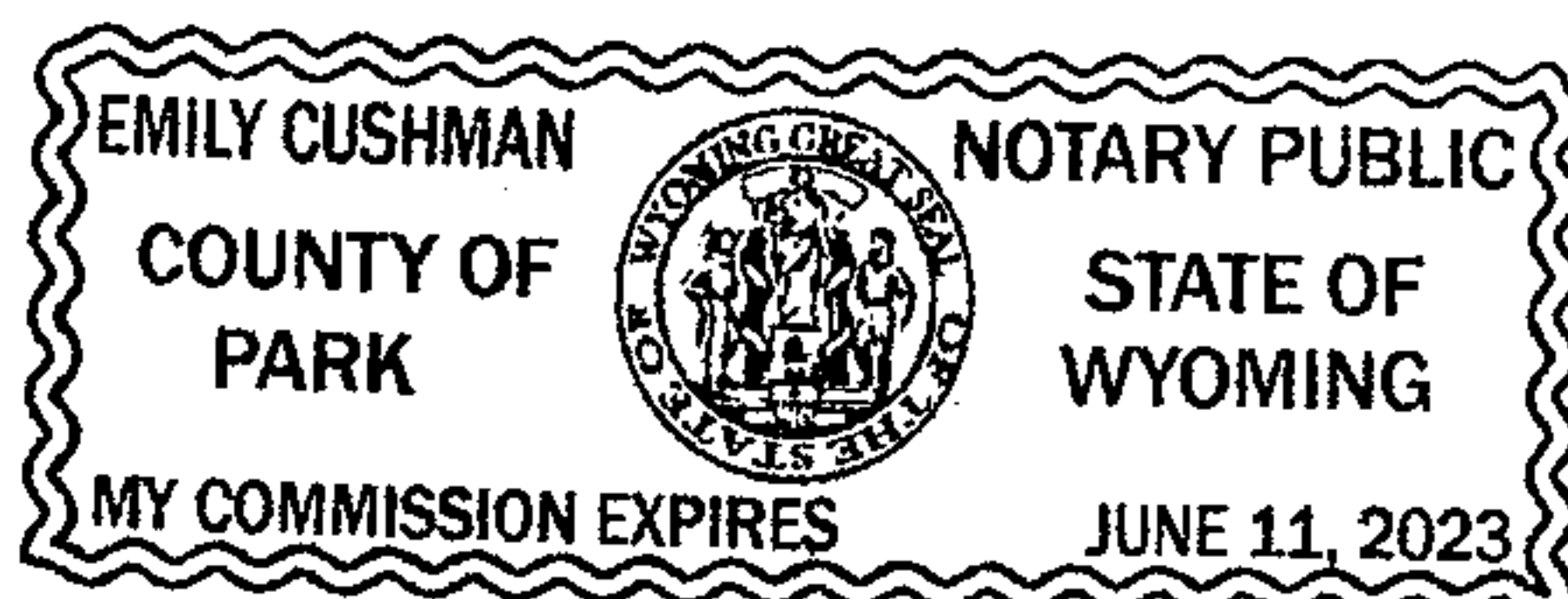
✓ Kimberly Braswell (SEAL)  
Kimberly Braswell

GENERAL ACKNOWLEDGEMENT

STATE OF Wyoming )  
COUNTY OF Park )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Braswell and Kimberly Braswell, Husband and Wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, 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 13 day of October, 2020.



✓ Emily Cushman  
NOTARY PUBLIC

My Commission Expires: 11-11-2023

## Real Estate Sales Validation Form

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

Grantor's Name John Braswell and Kimberly Braswell  
 Mailing Address 2126 Shoshoni Trail N  
Cody WY 82414

Grantee's Name Carl Colburn Sanders and Dadriana J. Green  
 Mailing Address 2008 Stonecreek Court  
Helena, AL 35080

Property Address 2008 Stonecreek Court  
Helena, AL 35080

Date of Sale October 15, 2020  
 Total Purchase Price \$263,000.00  
 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  
☒ Sales Contract

☐ Appraisal  
☐ 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 10-15-2020  
 Unattested

Print

Catherine H. Scott  
 Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/06/2020 01:19:25 PM  
 \$33.00 JESSICA  
 20201106000508000

Allen S. Bayl

**Form RT-1**