

SEND TAX NOTICE TO:

Ubaldo Aguirre
88 Brantleyville Dr.
Maylene, AL 35114

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2000740-C

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, Carolyn J. Brantley, an unmarried woman, whose address is 11463 Vance Blocton Road, Vance, AL 35490 (hereinafter "Grantor", whether one or more), by Ubaldo Aguirre, whose address is 88 Brantleyville Dr., Maylene, AL 35114 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is 44, 45 & 74 Brantleyville Court, Maylene, AL 35114, to-wit:

Commence at the SE corner of Section 8, Township 21 South, Range 3 West, 450 feet to the West right of way of Brantleyville Road; thence North 338 feet along right of way of Brantleyville Road, the point of beginning; thence turn 90 degrees left in a Westerly direction 450 feet; thence turn right 90 degrees in a Northerly direction 528 feet; thence turn to the right 90 degrees in an Easterly direction 270 feet; thence turn left 90 degrees left in a Northerly direction 96 feet; thence turn right 90 degrees in an Easterly direction 185 feet to the West right of way of Brantleyville Road; thence turn right 90 degrees in a Southerly direction and run 624 feet along said right of way to the point of beginning.

All of the above lying and being located in Shelby County, Alabama.

Carolyn J. Brantley is the surviving grantee of that deed recorded in Real Book 160, Page 489 and Real Book 291, Page 403, in the Probate Office of Shelby County, Alabama; the other grantee, Joe B. Brantley, having died on or about the 31st day of July, 2003.

Carolyn J. Brantley is one and the same person as Carolyn Jarvis Brantley.

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. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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 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 Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 29th day of October, 2020.

*Carolyn J. Brantley aka
Carolyn Jarvis Brantley, by
Richard Darrell Brantley, as
her Attorney-in-Fact*

Carolyn J. Brantley aka Carolyn
Jarvis Brantley, by Richard Darrell
Brantley, as her Attorney-in-Fact

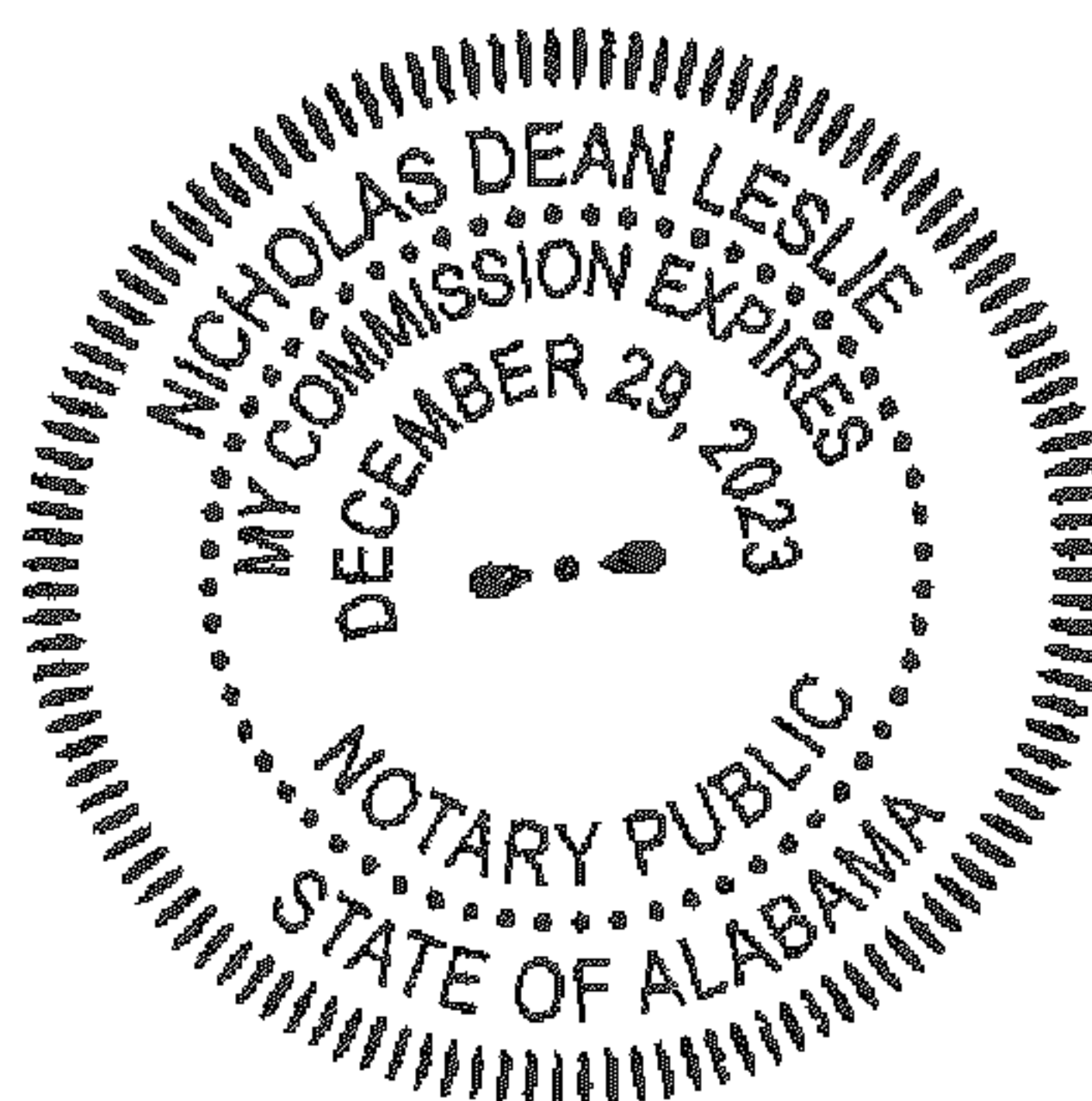
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Richard Darrell Brantley, whose name as Attorney-in-Fact for Carolyn J. Brantley aka Carolyn Jarvis Brantley, 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, he, in his capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily, for Carolyn J. Brantley aka Carolyn Jarvis Brantley on the day the same bears date.

Given under my hand and official seal on this 29th day of October, 2020.



Notary Public
Printed Name: _____
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	<u>Carolyn J Brantley</u>	Grantee's Name	<u>Ubaldo Aguirre</u>
Mailing Address	<u>11463 Vance Blockton Road</u> <u>Vance, AL 35490</u>	Mailing Address	<u>88 Brantleyville Dr.</u> <u>Maylene AL 35114</u>
Property Address	<u>44, 45 and 74 Brantleyville Court</u> <u>Maylene, AL 35114</u>	Date of Sale	<u>10/29/2020</u>
		Total Purchase Price	<u>\$ 230,000</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 11/9/2020Print Skyler MurphyUnattestedSign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/09/2020 01:14:58 PM
 \$258.00 CHARITY
 20201109000511980

Allen S. Bayl