

20201230000601100

12/30/2020 01:00:11 PM

DEEDS 1/4

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
James Williams &
Harriet Williams
5224 Crossings Parkway
Birmingham, AL 35242

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED THIRTY THREE THOUSAND (\$533,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Brenda Anne Brazil as Personal Representative of the Estate of Lavanna Story Brazil, deceased Probate Case No. PR-2020-000914, Brenda Anne Brazil**, an unmarried woman, and **Howard Brazil**, a married man (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **James Williams and Harriet McIntyre Williams, husband and wife** (hereinafter referred to as GRANTEES), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 438, according to the Map and Survey of Caldwell Crossings, Fourth Sector, Phase 2, as recorded in Map Book 36, Page 149, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record. This property is not the homestead of GRANTORS or GRANTORS' spouse(s).

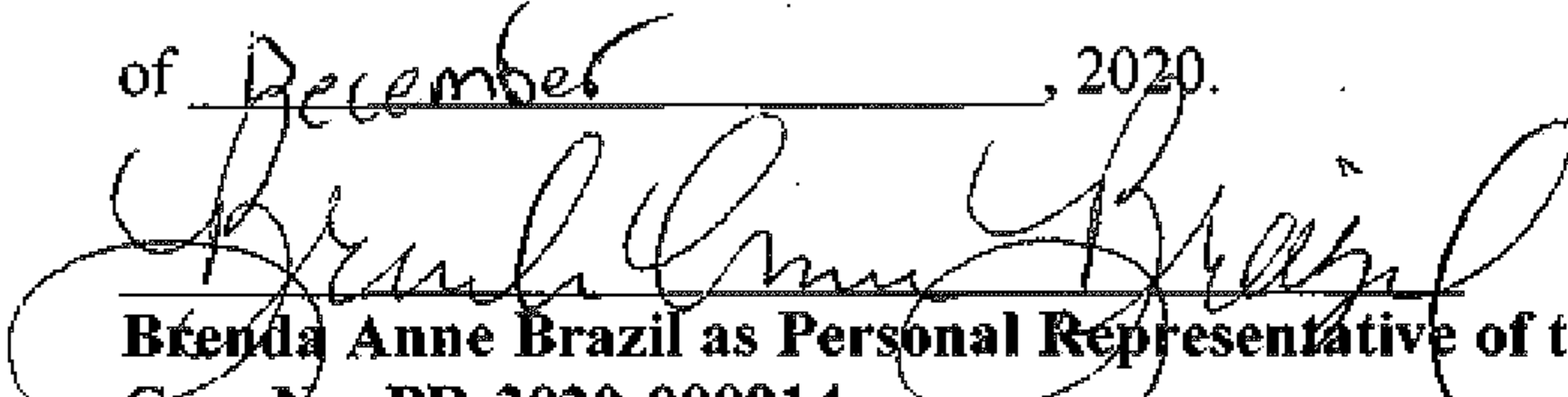
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

This property is not the homestead of GRANTOR(S) or GRANTOR'S(S') spouse(s).

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 30 day of December, 2020.


Brenda Anne Brazil as Personal Representative of the Estate of Lavanna Story Brazil, deceased Probate Case No. PR-2020-000914

STATE OF Alabama
Shelby COUNTY

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Brenda Anne Brazil as Personal Representative of the Estate of Lavanna Story Brazil, deceased Probate Case No. PR-2020-000914**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30 day of December, 2020.


Notary Public

My Commission Expires: 1/18/21

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 18, 2021

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 30 day of December, 2020.


Brenda Anne Brazil

STATE OF Alabama
Shelby COUNTY

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Brenda Anne Brazil**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30 day of December, 2020.


Notary Public

My Commission Expires: 1/18/21

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 18, 2021

20201230000601100 12/30/2020 01:00:11 PM DEEDS 3/4

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 29th day of December, 2020.

Howard Brazil
Howard Brazil

STATE OF Alabama
Montgomery COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Howard Brazil**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of December, 2020.

Jackie Patterson
Notary Public
My Commission Expires: 2/4/23



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Brenda Anne Brazil, Personal Representative of
The Estate of Lavanna S. BrazilMailing Address 5224 Crossings Parkway
Birmingham, AL 35242Property Address 5224 Crossings Parkway
Birmingham, AL 35242Grantee's Name James Williams and Harriet McIntyre
WilliamsMailing Address 5224 Crossings Parkway
Birmingham, AL 35242Date of Sale December 30, 2020Total Purchase Price \$533,000.00

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
☒ 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 December 30, 2020

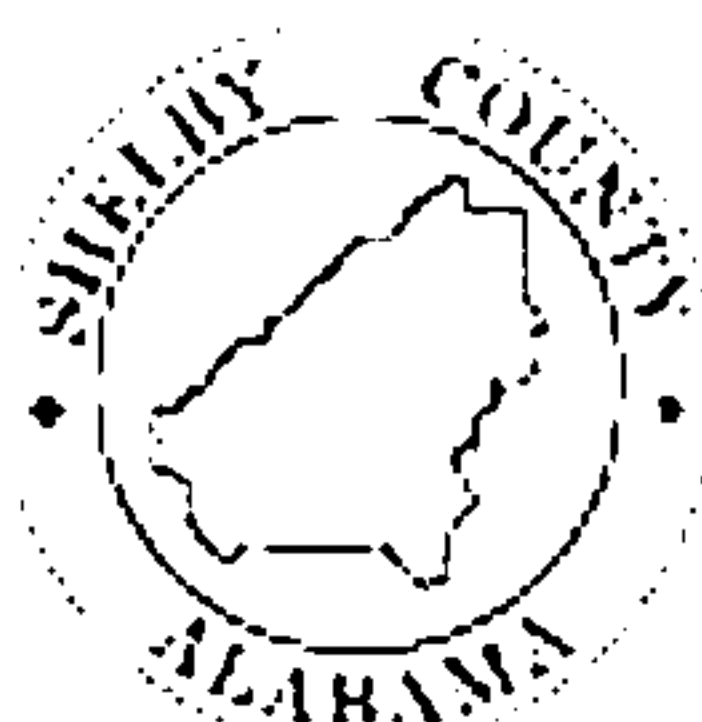
Print: Justin Smitherman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/30/2020 01:00:11 PM
 \$60.00 CHARITY
 20201230000601100

Allen S. Brazil

Form RT-1