


This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Paul D. Brown
Ashleigh M. Brown
1278 Farmingdale Road
Harpersville, AL 35078


20210122000036130 1/4 \$44.00
Shelby Cnty Judge of Probate, AL
01/22/2021 11:42:17 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Thousand and No/00 Dollars (\$10,000.00) to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, William Richard Darby, a married man and Elizabeth Ann Darby, unmarried, individually and as personal representatives of the Estate of Billie Frances Darby, deceased, Shelby County Probate Court, Case No. PR-2020-000668 (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto, Paul DeWayne Brown and Ashleigh Marie Cole Brown (herein referred to as grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to 2021 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

This property constitutes no part of the homestead of grantor or respective spouse.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)


TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

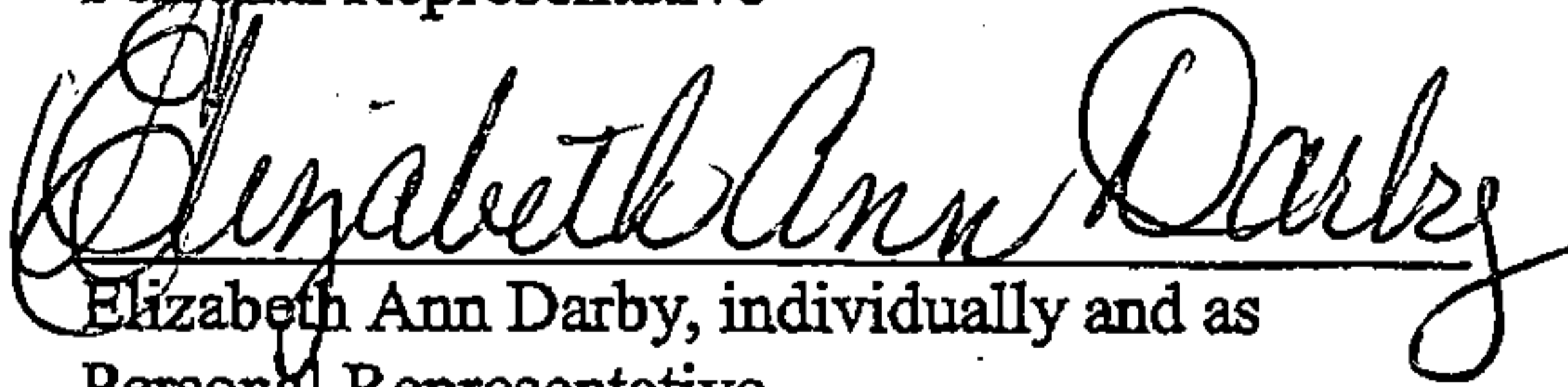
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19 day of

January, 2021.

Shelby County, AL 01/22/2021
State of Alabama
Deed Tax: \$10.00


William Richard Darby, individually and as
Personal Representative

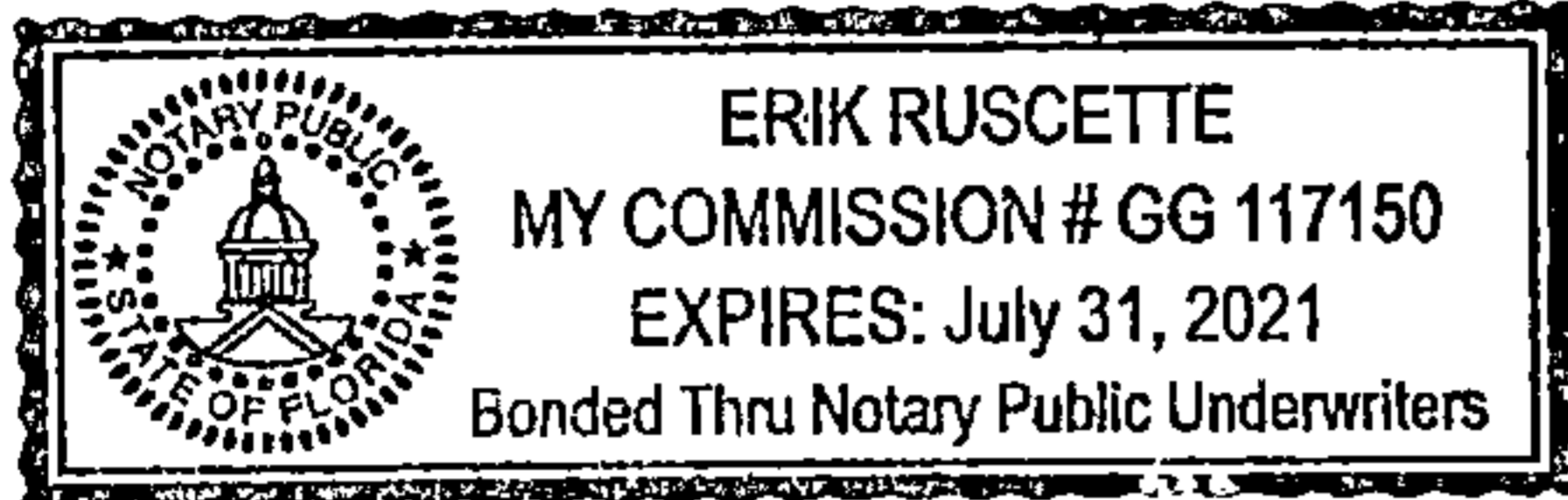

Elizabeth Ann Darby, individually and as
Personal Representative

(Notary Acknowledgment Attached)

STATE OF Florida
COUNTY OF Osceola

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William Richard Darby, individually and as personal representative of the Estate of Billie Frances Darby, deceased, who 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of July, 2021.

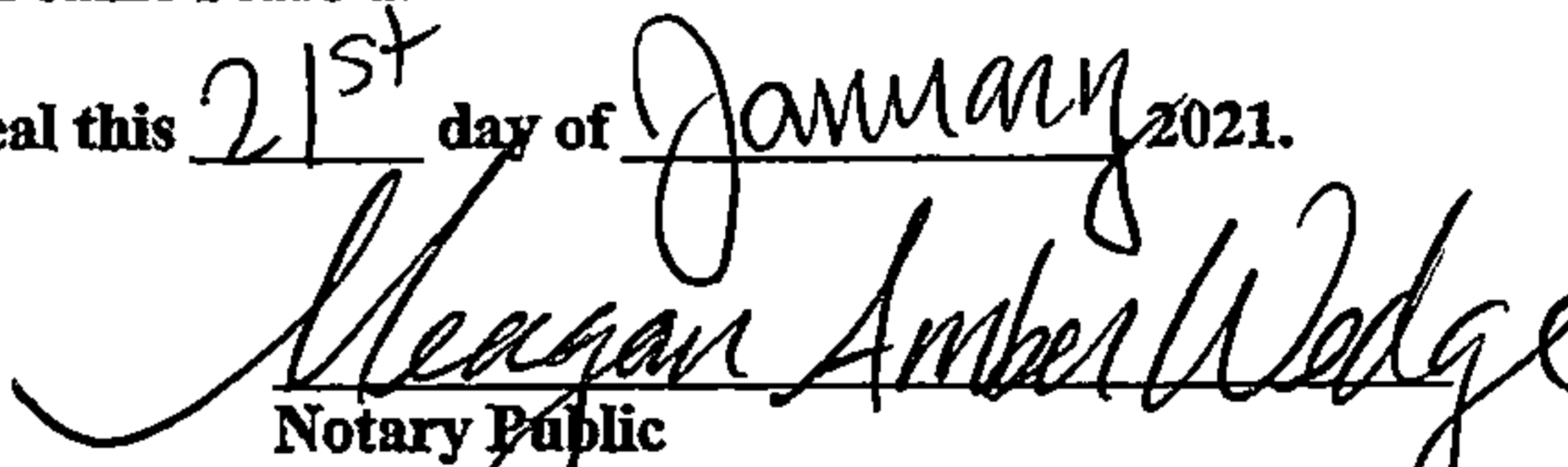



Notary Public
My Commission Expires: 07/31/2021

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Ann Darby, individually and as personal representative of the Estate of Billie Frances Darby, deceased, who 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 21st day of January, 2021.


Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES
AUGUST 22ND 2021



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EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1

A tract of land, lying in the South 1/2 of the Northeast 1/4 of Section 32, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at the Northwest corner of the South 1/2 of the Northeast 1/4 of said Section 32; thence in an Easterly direction along the North line of said South 1/2 of the Northeast 1/4 for a distance of 222.67 feet to an Iron bolt found and the POINT OF BEGINNING of the tract herein described; Thence continue along the last course for a distance of 187.00 feet to an iron pin set; thence with an interior angle to the right of 91 degrees 14 minutes 30 seconds, run in a Southerly direction for a distance of 465.61 feet to an iron pin set; thence with an interior angle to the right of 88 degrees 40 minutes 47 seconds and run in a Westerly direction for a distance of 187.00 feet to an iron pin set; thence with an interior angle to the right of 91 degrees 19 minutes 14 seconds and run in a Northerly direction for a distance of 465.35 feet to the POINT OF BEGINNING. Containing 2.00 acres, more or less.



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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 : William R. Darby & Elizabeth Ann Darby
Mailing Address 5809 Hwy 280
Harpersville, AL 35078

Grantee's Name: DeWayne Brown & Ashleigh M. Brown
Mailing Address: 1278 Farmingdale Road
Harpersville, AL 35078

Property Address: S1/2 of NE 1/4, S-32 T-19S R-2 E
Shelby County, AL

Date of Sale _____
Total Purchase Price \$ 10,000.00

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 - Warranty Deed

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 1-21-21

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print

Unattested

(Verified by)

Form RT-1



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