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04/01/2021 03:01:09 PM  
DEEDS 1/3

Document Prepared By:  
**Shannon R. Crull, P. C.**  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
**Michael & Melissa Hewitt**  
*257 Baron Drive*  
*Chelsea, AL 35043*

**GENERAL WARRANTY DEED**  
**With Right of Survivorship**

**STATE OF ALABAMA**

}

**COUNTY OF SHELBY**

}

KNOW ALL MEN BY THESE PRESENTS:

*DM210605*

THAT IN CONSIDERATION OF **Three Hundred Fifty Thousand Dollars and NO/100 (\$350,000.00)** to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Christopher Michael Brown and Kaitlyn Jean Brown, husband and wife**, (herein referred to as Grantors), grant, sell, bargain and convey unto, **Michael L. Hewitt and Melissa A. Hewitt** (herein referred to as Grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

**Lot 17, according to the Survey of Royal Forest, as recorded in Map Book 14, Page 44, in the Probate Office of Shelby County, Alabama.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$280,000.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), 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 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.

M210605

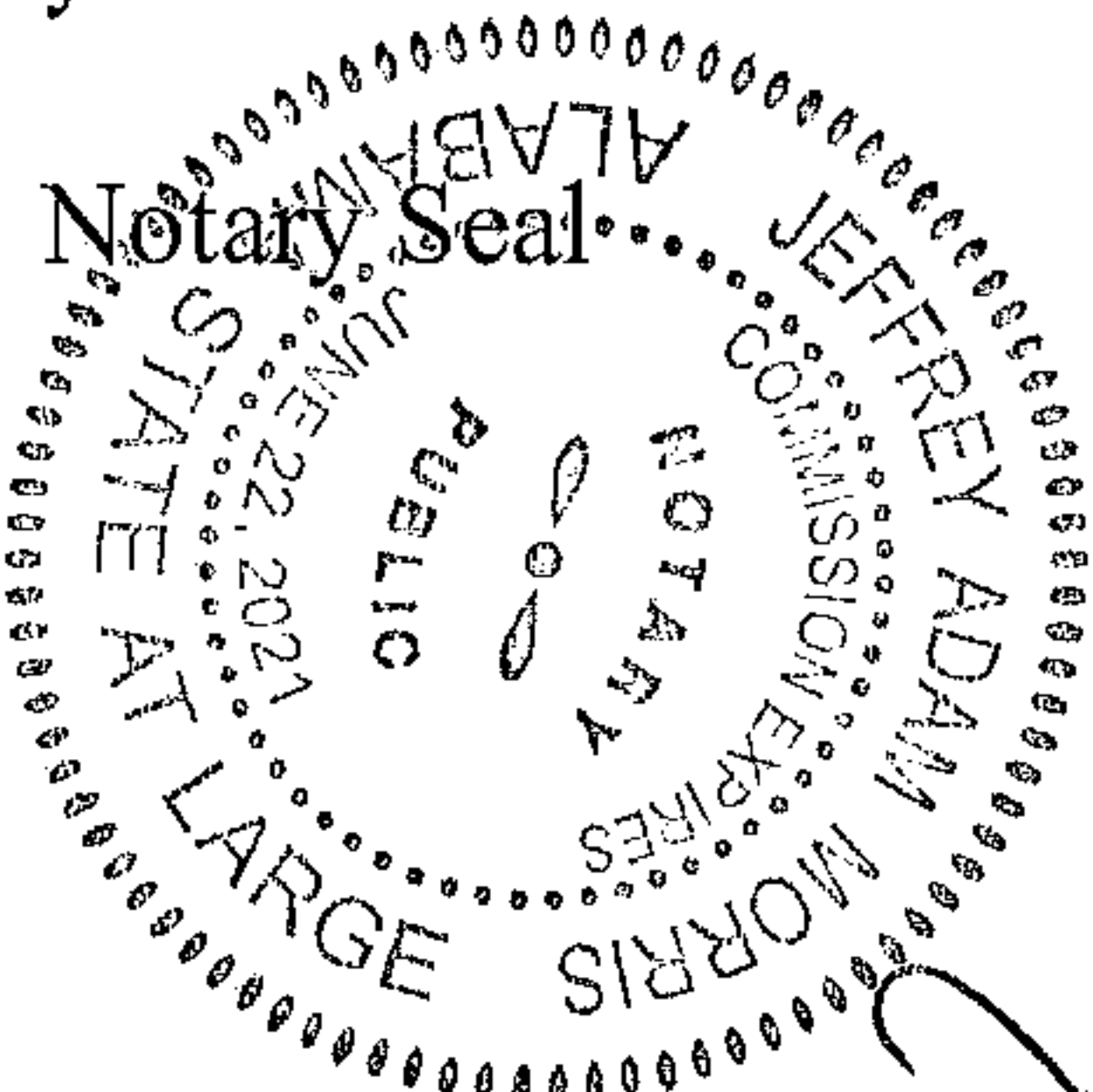
IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals,  
this 30th day of March, 2021

Christopher Michael Brown  
Christopher Michael Brown

STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Christopher Michael Brown** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of March, 2021.



[Signature]  
Notary Public  
My commission expires: 6/22/21

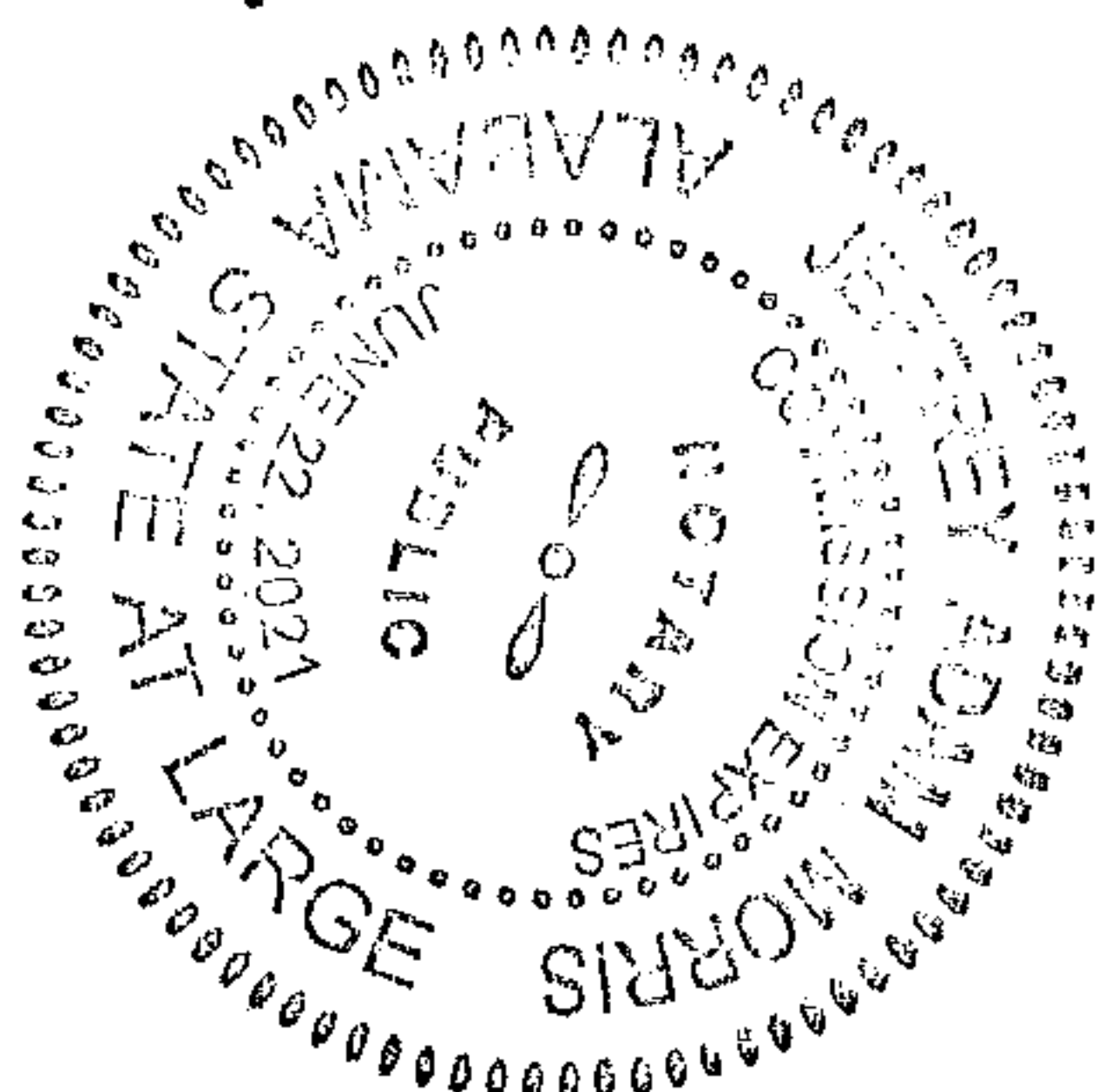
Kaitlyn Jean Brown  
Kaitlyn Jean Brown

STATE OF AL  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Kaitlyn Jean Brown** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of March, 2021.

Notary Seal



[Signature]  
Notary Public  
My commission expires: 6/22/21

## Real Estate Sales Validation Form

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

Grantor's Name Christopher Michael Brown	Grantee's Name	Michael L. Hewitt
Kaitlyn Jean Brown		Melissa A. Hewitt
Mailing Address <u>164 Hackberry Cir.</u>	Mailing Address	<u>257 Baron Drive</u>
<u>Bham, AL 35043</u>		<u>Chelsea, AL 35043</u>
Property Address	Date of Sale	March 30th, 2021
257 Baron Dr, Chelsea, AL 35043	Total Purchase Price	\$350,000.00
	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

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 3-30-21Print James YoufaSign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/01/2021 03:01:09 PM  
\$98.00 CHERRY  
20210401000163080

*Allen S. Bezel*