

20210706000325650
07/06/2021 11:37:29 AM
DEEDS 1/3

**County Division Code: AL039 Inst. # 2021077552 Pages: 1 of 3 I certify this instrument filed on: 7/6/2021 11:13 AM
Doc: D Judge of Probate Jefferson County, AL Rec: \$22.00 DeedTx: \$45.00
Clerk: GBBESS**

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

**Send Tax Notice To:
Jeremy & Mary Brown
1661 Shades Pointe Dr
Hoover AL 35244**

GENERAL WARRANTY DEED

With Right of Survivorship

STATE OF ALABAMA

COUNTY OF JEFFERSON & SHELBY } KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF Four Hundred Thirty Thousand Dollars and NO/100 (\$430,000.00) to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Maria C. Costa and Victor Costa, husband and wife, (herein referred to as Grantors)**, grant, sell, bargain and convey unto, **Jeremy Daniel Brown and Mary Rebekah Brown (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 **Jefferson and Shelby Counties, Alabama to wit:**

LOT 5, ACCORDING TO THE SURVEY OF SHADES POINTE, SECOND SECTOR, AS
RECORDED IN MAP BOOK 30, PAGE 18, IN THE PROBATE OFFICE OF JEFFERSON
COUNTY, ALABAMA, BESSEMER DIVISION AND MAP BOOK 25, PAGE 15, IN THE
OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

This property is 90% in Jefferson and 10% in Shelby.

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

\$385,000.00 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.

M211250

County Division Code: AL039 Inst. # 2021077552 Pages: 2 of 3

IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals,
 this 1st day of July, 2021.



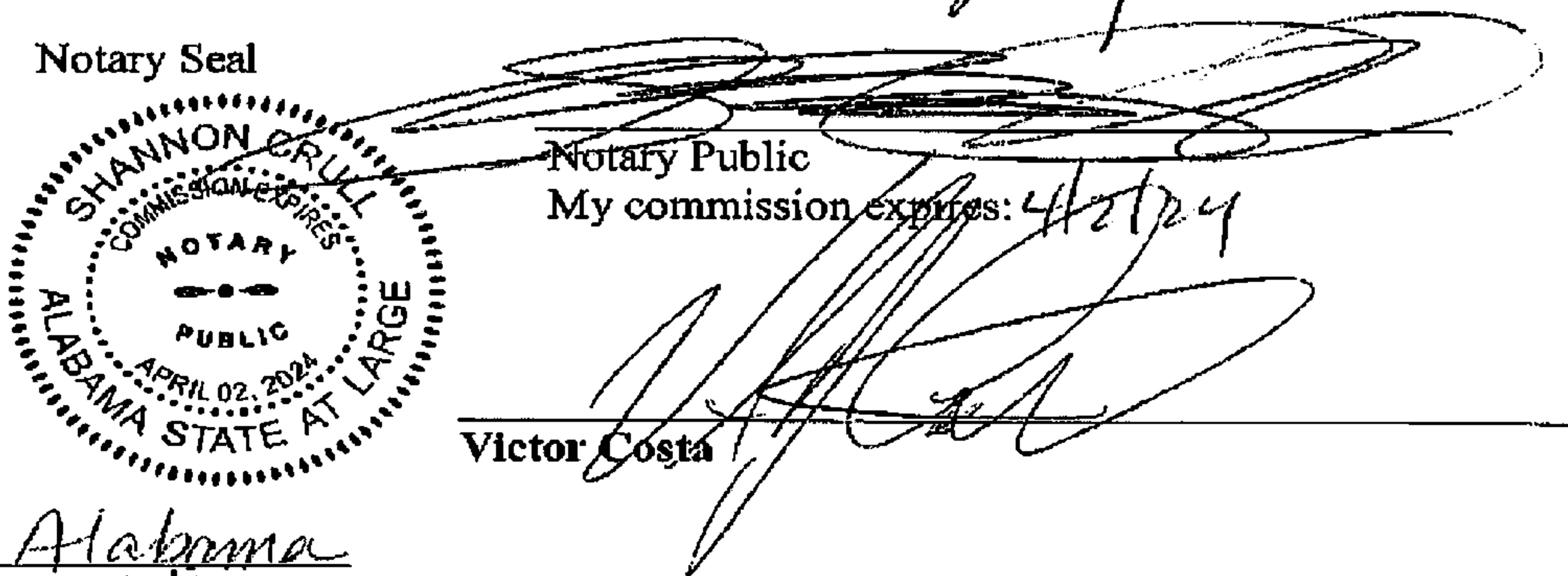
Maria C. Costa

STATE OF Alabama
 COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Maria C. Costa 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 1st day of July, 2021.

Notary Seal

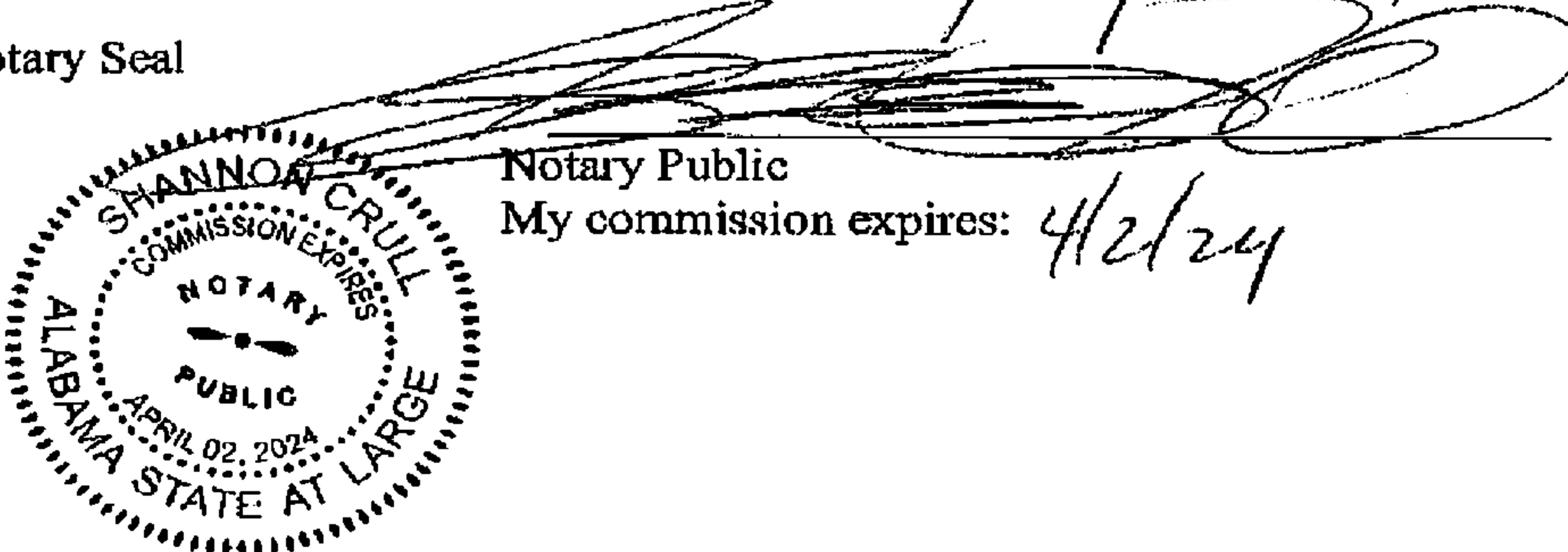


STATE OF Alabama
 COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Victor Costa 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 1st day of July, 2021.

Notary Seal



M211250

County Division Code: AL039 Inst. # 2021077552 Pages: 3 of 3

Real Estate Sales Validation Form

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

Grantor's Name	Maria C. Costa Victor Costa	Grantee's Name	Jeremy Daniel Brown Mary Rebekah Brown
Mailing Address	3465 Charleston Lane Vestavia, AL 35214	Mailing Address	1661 Shades Pointe Dr. Birmingham, AL 35244
Property Address	1661 Shades Pointe Drive, Birmingham, AL 35244	Date of Sale	July 1st, 2021
		Total Purchase Price	\$430,000.00
		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.

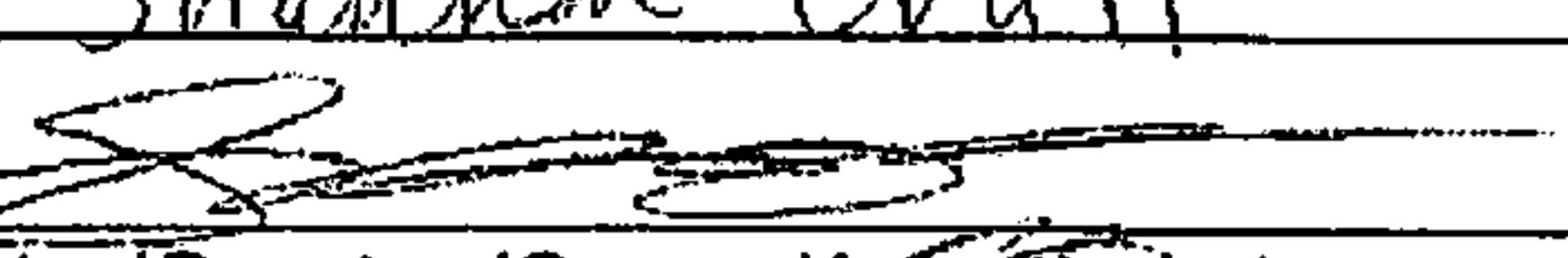
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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

Print Shannon OrullSign 

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/06/2021 11:37:29 AM
 \$29.00 CHERRY
 20210706000325650

Allen S. Boyd