



20210825000413560 1/5 \$103.50
Shelby Cnty Judge of Probate, AL
08/25/2021 09:23:17 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

Hayes D. Brown
Attorney at Law
P.O. Box 530243
Birmingham, AL 35253

SEND TAX NOTICE TO:

Paul Brown
2280 Salem Road,
Montevallo, AL 3511

STATE OF ALABAMA
SHELBY COUNTY)

WARRANTY DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, the undersigned The Swim Club, Inc., an Alabama Corporation (Grantor) is the owner and record title holder of all that real property situated in Shelby County, Alabama, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the Property); and

WHEREAS, Grantor has heretofore executed and delivered to the Estate of Jadie A. Brown, Jr., that certain mortgage recorded in Instrument 20160607000196230 as assigned to Paul Brooks Brown, as Trustee of the GST Exempt Family Trust f/b/o Paul Brooks Brown under the Jadie A. Brown, Jr. Management Trust recorded in Instrument 20180228000064960 in the Office of Judge of Probate of Shelby, County, Alabama (Mortgage), conveying the Property for indebtedness recited therein; and

WHEREAS, the Grantor has requested that they be permitted to, and have agreed to, convey the Property to Paul Brooks Brown, as Trustee of the GST Exempt Family Trust f/b/o Paul Brooks Brown under the Estate of Jadie A. Brown, Jr. Management Trust (Grantee) in consideration of a credit by Grantee to Grantor from and against the indebtedness secured by the Mortgage; and

WHEREAS, the Grantor and the Grantee have mutually agreed upon the amount of the credit after obtaining information of the value of the Property and Grantor acknowledges that such credit and other considerations given to Grantor by Grantee are fair, equitable, beneficial to and in the best interest of Grantor; and

WHEREAS, the Grantee, by the acceptance of this Deed, shall in consideration thereof, credit the agreed amount of the indebtedness secured by the Mortgage.

NOW, THEREFORE, in consideration of the premises and of the sum of Ten Dollars (\$10.00) cash in hand paid to the Grantor by the Grantee, the receipt of which the Grantor hereby acknowledges, and the aforesaid agreement of the Grantee to credit the agreed amount of the indebtedness secured by the Mortgage, the Grantor does hereby **GRANT, BARGAIN, SELL and CONVEY** unto Paul Brooks Brown, as Trustee of the GST Exempt Family Trust f/b/o Paul Brooks Brown under the Estate of Jadie A. Brown,

Shelby County, AL 08/25/2021
State of Alabama
Deed Tax: \$69.50



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Jr. Management Trust all of that certain real property situated in Shelby County, Alabama, and more particularly described in Exhibit "A" attached hereto and made part hereof, together with any and all respect of redemption, statutory or equitable, of the Grantor with respect thereto. Grantor expressly makes this conveyance without reservation or retention of any rights of redemption, statutory or equitable.

TO HAVE AND TO HOLD unto Paul Brooks Brown, as Trustee of the GST Exempt Family Trust f/b/o Paul Brooks Brown under the Estate of Jadie A. Brown, Jr. Management Trust its successors and assigns, in fee simple forever.

The undersigned Grantor covenants with the Grantee that it is the owner of the Property and has a good right to sell and convey the same; that the same is free of all encumbrances except the Mortgage; and the Grantor will forever warrant and defend its title to the Property to the Grantee, its successors and assigns, forever. All covenants and agreements made herein shall bind the Grantor and its heirs and assigns.

It is understood and agreed that the lien and title of the Mortgage shall not be merged in the title hereby conveyed, and that if for any reason this conveyance shall be held ineffective in any particular, or in the event of the setting aside of this conveyance in any proceeding instituted under any bankruptcy or other law, or in the event the survival of the lien and title of the Mortgage is necessary or appropriate to protect the interest and complete title of the Grantee, the Grantee shall be subrogated to, or shall be considered to have retained, all of its lien, title and rights under the Mortgage and the indebtedness secured thereby, and in any such event the Grantee shall have the right to proceed to a foreclosure of the Mortgage as determined by Grantee in all respects as if this instrument had not been executed.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument and set its hand and their seal hereunto, all on this 23 day of August, 2021.

WITNESS:

**The Swim Club, Inc.,
an Alabama Corporation**

by:

Kristel Minner Dreijer
Its: President



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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Krystal Minor Dwyer whose name a President of The Swim Club, Inc., an Alabama Corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she with full authority executed the same voluntarily as an act of said corporation on the day the same bears date.

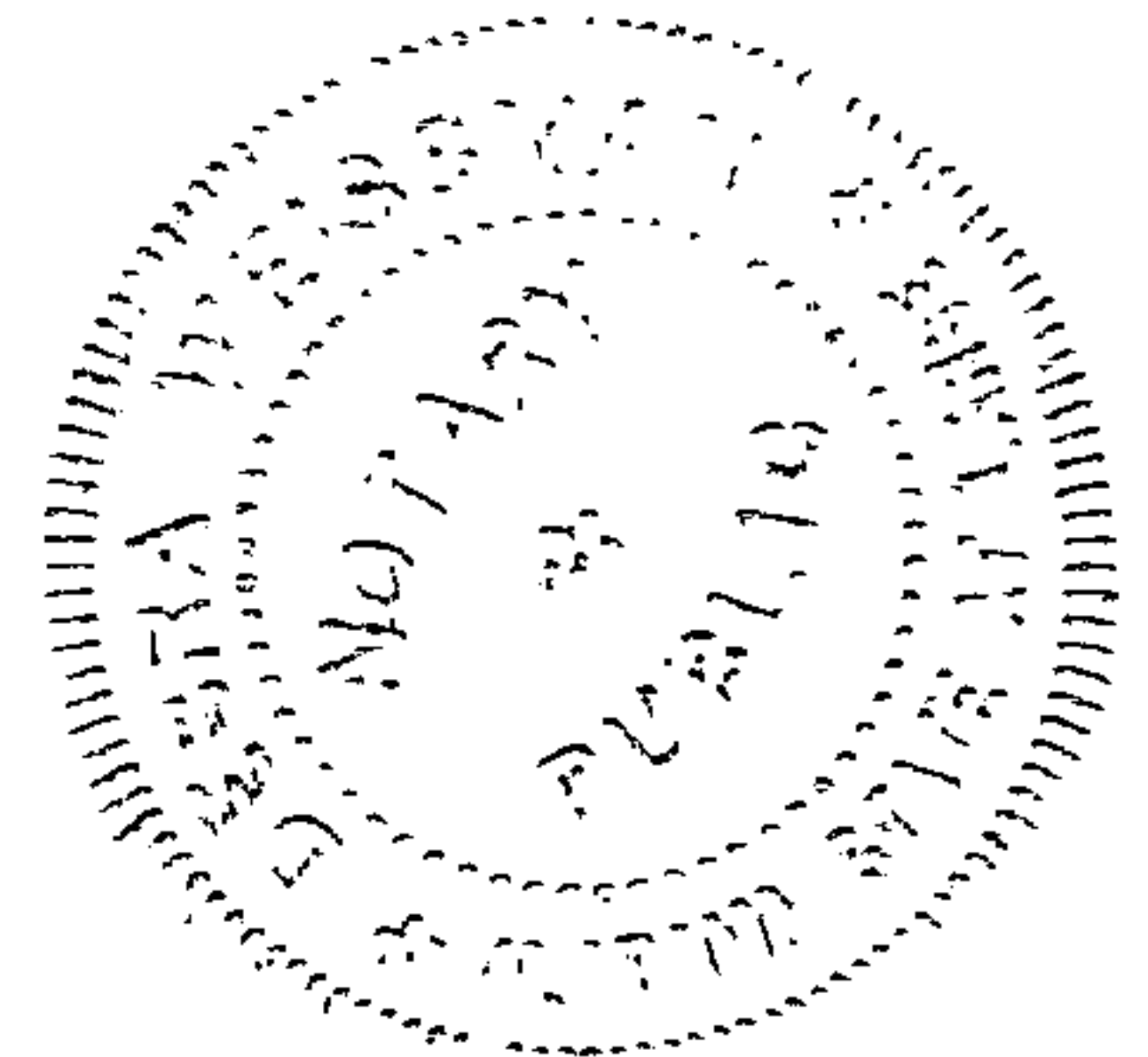
GIVEN under my hand and seal this 23 day of August, 2021.

Debra Weissman

Notary Public

MY COMMISSION EXPIRES FEBRUARY 4, 2025

My Commission Expires: _____





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Situated in Shelby County, Alabama, to-wit:

Begin at the NW corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West, and go southwardly along the West border of same 596.06 feet; thence at an angle of 87 degrees 38 minutes 30 seconds to the left 365.64 feet; thence at an angle of 0 degrees 57 minutes to the left 420.82 feet to point of beginning; thence continue in the same straight line 335 feet; thence at an angle of 90 degrees right 260 feet; thence at an angle of 90 degrees to the right 335 feet; thence at an angle of 90 degrees to right 260 feet to the point of beginning.

Exhibit A

Real Estate Sales Validation Form

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

Grantor's Name The Swim Club
Mailing Address Po Box 426
Montevallo, AL 35115

Grantee's Name Paul B Brown as Trustee
Mailing Address 2280 Salem Road
Montevallo, AL 35115

Property Address 510 Overland Road
Montevallo, AL 35115

Date of Sale August 23, 2021
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 69130.00

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 Deed in Lieu of Foreclosure

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 8/25/21

Print Paul B Brown as Trustee

Unattested

Sign

Paul B Brown

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



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