



20210929000474370 1/4 \$237.50
Shelby Cnty Judge of Probate, AL
09/29/2021 09:13:38 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE SEARCH AND SURVEY BY:
CHRISTOPHER L. FREDERICK
BRINYARK & FREDERICK, P.C.
Attorneys at Law
31 McFarland Blvd., Ste. 200
Northport, Alabama 35476

SOURCE OF TITLE: Deed Book 281, at Page 164

Deed Book _____ at Page _____

THE STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

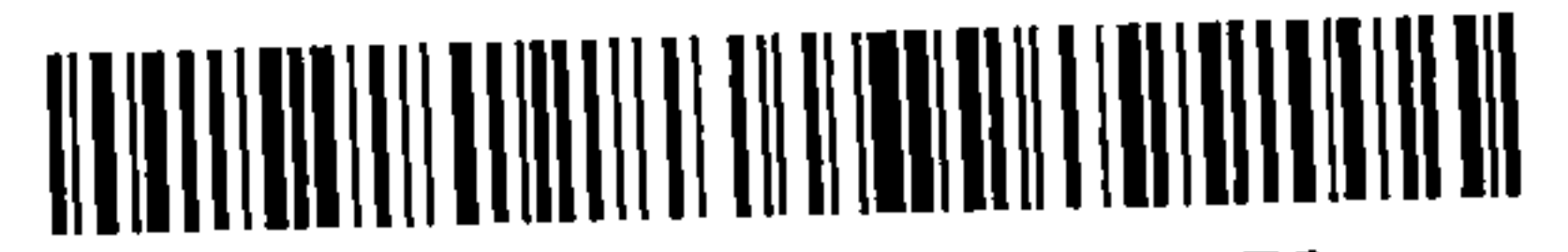
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, **BILLY WAYNE BRAMBLETT**, a widower, herein referred to as Grantor, do grant, bargain, sell and convey unto **MICHAEL W. BRAMBLETT and AMY M. BRAMBLETT**, a married couple, herein referred to as Grantees, for and during their joint lives and upon the death of either, 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, to-wit:

Begin at the Northwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence East along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ line 125 feet; thence 46 deg. 43 min. right southeasterly 199.69 feet; thence 80 deg. 33 min. right 110 feet; thence 12 deg. 24 min. right 250.18 feet to the West line of said $\frac{1}{4}$ $\frac{1}{4}$ line; thence 129 deg. 40 min. right along said $\frac{1}{4}$ $\frac{1}{4}$ line 394.86 feet to the point of beginning.

Subject to the following restrictive covenants, which shall be construed as running with the land: said property shall be used for residential purposes only and shall be limited to one residence (exclusive of out buildings) containing a minimum of 2,000 square feet of floor space, and no residence or outbuilding shall be located closer than 60 feet from the centerline of the road or street providing access to said property.

Shelby County, AL 09/29/2021
State of Alabama
Deed Tax:\$206.50



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Also, subject to restrictive covenants, right of way easements, all other matters of record in the Probate Office of Shelby County, Alabama, and any conditions that would be discovered by a current survey.

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

And Said Grantor, for said Grantor's heirs, successors, executors, and administrators, covenants with Grantees, and with Grantees' heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; and 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 Grantor will, and Grantor's heirs, executors and administrators shall, warrant and defend the same to said Grantees, and Grantees' heirs assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 29th day of July, 2021.

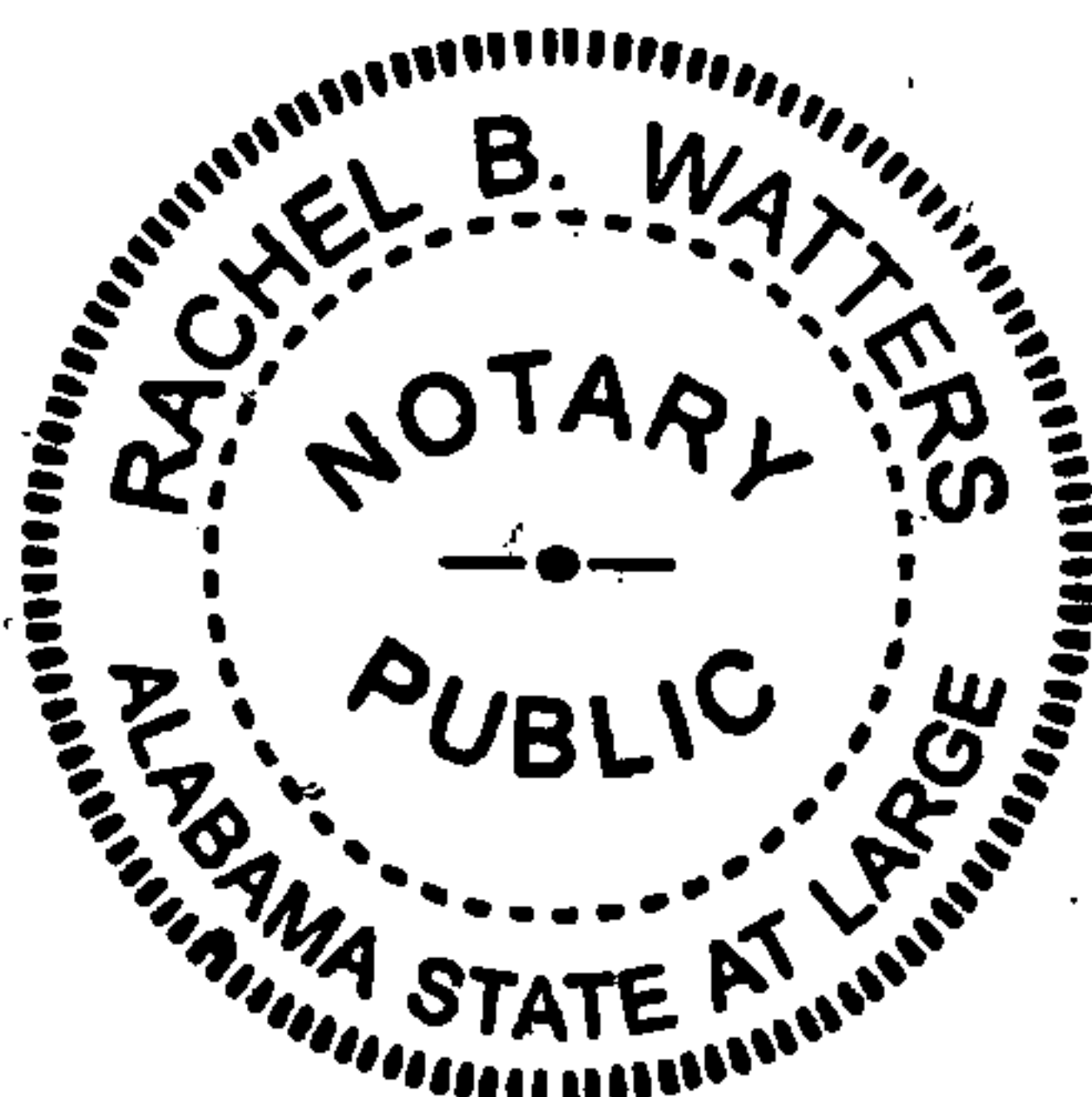
Billy Wayne Bramblett
BILLYWAYNE BRAMBLETT

STATE OF ALABAMA §
 §
COUNTY OF SHELBY §

I, the undersigned authority, a Notary Public, in and for said county, in said state, do hereby certify that **BILLY WAYNE BRAMBLETT**, a widower, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of July, 2021.

Rachel B. Watters
Notary Public
My Commission Expires: 05/09/2022





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ESTATE PAGE

NAME OF DECEDENT: LaMoine B. Bramblett

COUNTY OF PROBATE: None

File Number:

Real Estate Sales Validation Form

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

Grantor's Name Billy Wayne Bramblett
Mailing Address 3432 Indian Lake Dr
Pelham, AL 35124

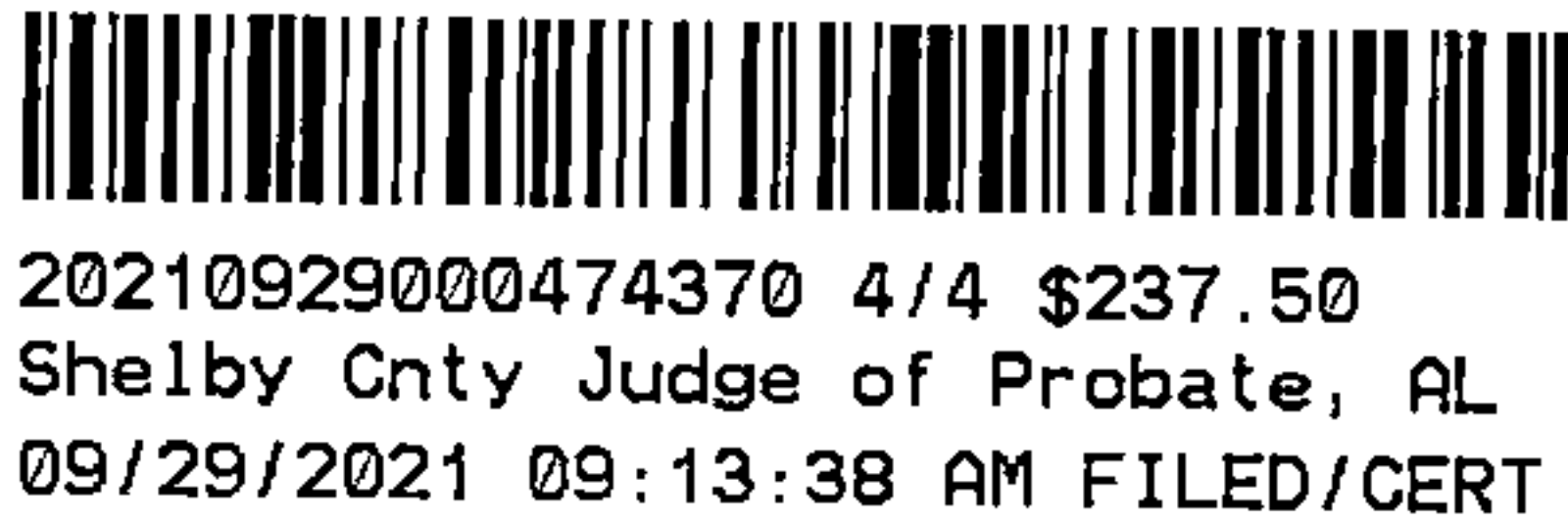
Grantee's Name Michael W. & Amy M Bramblett
Mailing Address 3432 Indian Lake Dr
Pelham, AL 35124

Property Address 3432 Indian Lake Dr
Pelham, AL 35124

Date of Sale 7/29/2021
Total Purchase Price \$ 10.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ 206,060.00



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

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 8/19/21

Unattested

(verified by)

Print Mike Bramblett Mike Bramblett

Sign Mike Bramblett

(Grantor/Grantee/Owner/Agent) circle one

Amy Bramblett Amy Bramblett Form RT-1