

20211001000479230
10/01/2021 08:55:31 AM
DEEDS 1/5

Return to:
Amrock
662 Woodward Avenue
Detroit, MI 48226

Grantor/Grantee Address:
1600 Southpointe Dr.
Hoover, AL 35244

Grantee Address:
1600 Southpointe Dr.
Hoover, AL 35244

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Three Hundred Sixty Thousand Dollars, (\$360,000.00) and other valuable consideration, to the undersigned Grantors, Paul R. Brown and Linda Brown, husband and wife, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantors, Grantors do, by these presents grant, bargain, sell, convey and generally warrant to Christina Anderson and Bryan Anderson, wife and husband, as Joint Tenants with Full Rights



PCL

71065088DWAR01010104

of Survivorship and not as Tenants in Common herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, to-wit:

Tax Id Number(s): 133060001003070

Land situated in the County of Shelby in the State of AL

LOT 37, ACCORDING TO THE SURVEY OF SOUTHPOINTE, FIRST SECTOR, AS RECORDED IN MAP BOOK 11, PAGE 83, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Being the same property conveyed to Paul R. Brown and Linda Brown, for and during their joint lives and upon the death of either of them, then to the survivor of them, by deed dated September 30, 2010, recorded October 12, 2010 in Instrument No. 20101012000339180, in the Office of the Judge of Probate of Shelby County

Commonly known as: 1600 Southpointe Dr, Hoover, AL 35244-6728

Fair Market Value: \$ 298,900

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above conveyance includes all structures presently built, constructed, or set on the above-described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of way of record affecting this title to the above-described property.

The above-described property is the homestead of the Grantor.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular Gender or the plural or singular number is intended to include the appropriate gender or number As the text of the within instrument may require.



PCL

71065088DWAR01010204

GRANTOR:

Linda Brown
Linda Brown

STATE OF Ohio)
COUNTY OF Maskingum)

I, Kristen Murphy a Notary Public for the State of Ohio, do hereby certify that Linda Brown, who has authority to sign this document, and 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 said instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of September, 2021.

(NOTARY SEAL)

Kristen Murphy
Notary Public

My commission expires: 9/2/23



KRISTEN MURPHY
Notary Public, State of Ohio
My Commission Expires September 2, 2023

This instrument was prepared by:
Lauren Sonnier, AL Court ID: DUV002
Law Offices of Lauren Sonnier, PLLC
(as scrivener only and without title examination)
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424

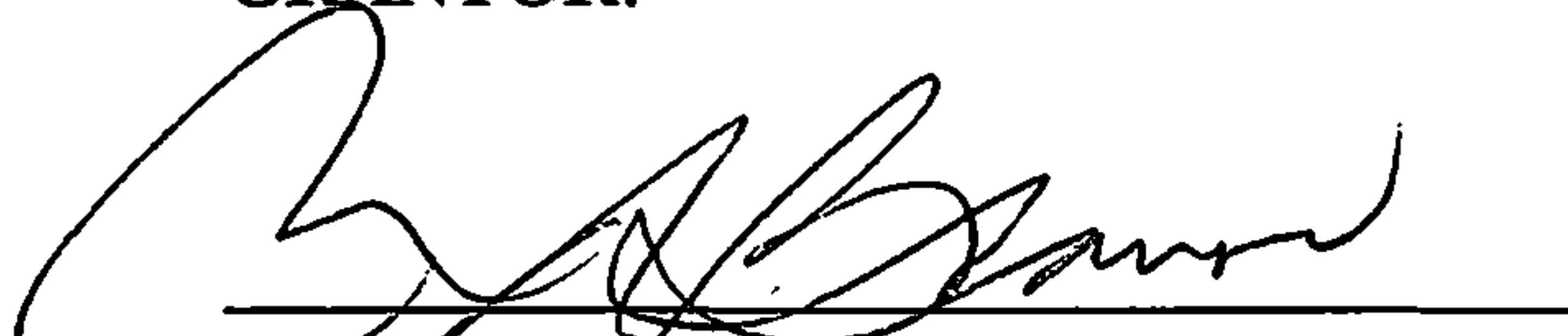


PCL

71065088DWAR01010404

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 27th day of September, 20 21.

GRANTOR:


Paul R. Brown

STATE OF Ohio)
COUNTY OF —) Maskingon

I, Kristen Murphy, a Notary Public for the State of Ohio, do hereby certify that Paul R. Brown, who has authority to sign this document, and 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 said instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of September, 20 21.

(NOTARY SEAL)


Notary Public

My commission expires: 9/2/23



KRISTEN MURPHY
Notary Public, State of Ohio
My Commission Expires September 2, 2023



PCL

71065088DWAR01010304

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Paul R. Brown & Linda Brown
 Mailing Address 1600 Southpointe Drive
Hoover, AL 35244

Grantee's Name Christina Anderson & Bryan Anderson
 Mailing Address 1600 Southpointe Drive
Hoover, AL 35244

Property Address 1600 Southpointe Drive
Hoover, AL 35244

Date of Sale _____
 Total Purchase Price \$ 360,000.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/01/2021 08:55:31 AM
 \$67.00 JOANN
 20211001000479230

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

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 9/27/2021

Print Paul R. Brown

☐ Unattested _____
 (verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1