

20211001000480540  
10/01/2021 02:57:50 PM  
DEEDS 1/3

This instrument was prepared by:  
Mark E. Gualano, Attorney  
701 Chestnut Street  
Vestavia Hills, AL 35216

Send Tax Notices to:  
Phyllis Yeilding  
112 Lake Terrace  
Alabaster, AL 35007

**WARRANTY DEED**

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **Two Hundred Five Thousand and no/100 Dollars (\$205,000.00)**, and other good and valuable consideration to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Andrea J. Brown and husband, Paul Brown**, herein referred to as grantor(s), (whether one or more), grant, bargain, sell and convey unto **Phyllis Yeilding**, (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

**Lot 4, according to the Survey of Lake Terrace, as recorded in Map Book 19, Page 153, in the Probate Office of Shelby County, Alabama.**

**Subject to current taxes, easements and restrictions of record.**

**\$143,500.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.**

Effective date of deed is October 1, 2021.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her, their, its heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s)  
this 30 day of September, 2021.

Andrea J. Brown  
Andrea J. Brown

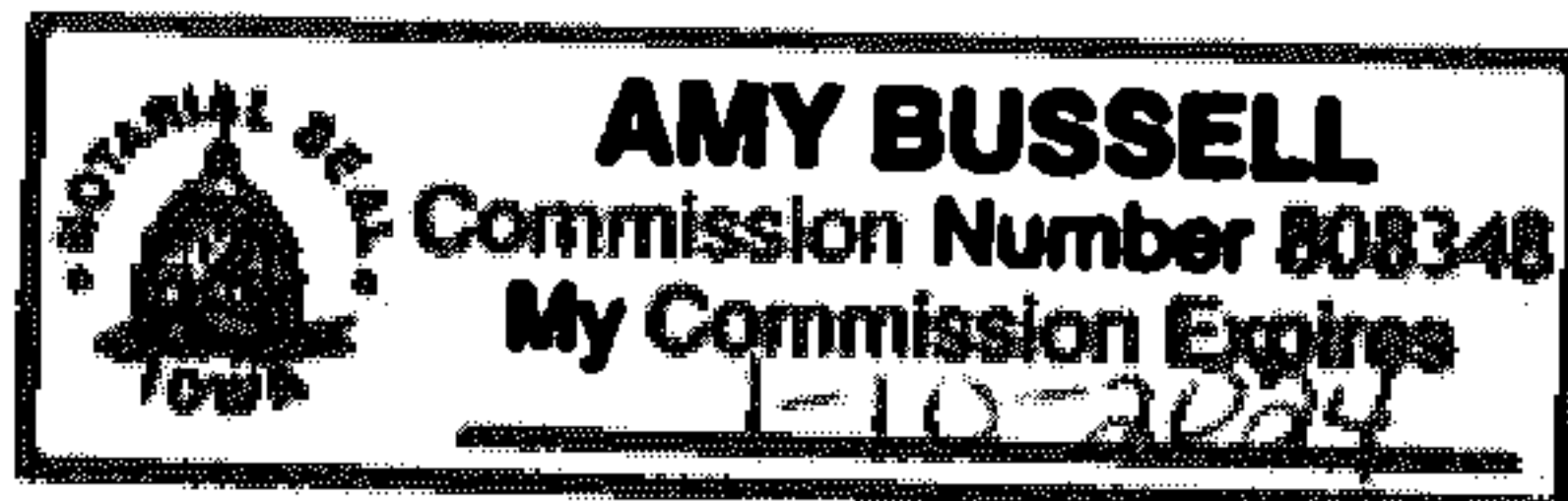
Paul Brown  
Paul Brown

STATE OF IOWA

COUNTY OF SIoux

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Andrea J. Brown and Paul Brown**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and official seal this 30 day of September, 2021.



Amy BusSELL  
Notary Public  
My commission expires:

**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 Brown Andrea J. Brown	Grantee's Name	Phyllis Yeilding
Mailing Address	<u>500 FIR ST. # 351</u> <u>MOBILE, AL 36688</u>	Mailing Address	<u>112 LAKE TERRACE</u> <u>ALABASTER, AL</u> <u>35007</u>
Property Address	<u>112 Lake Ter.</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>October 1, 2021</u>
		Total Purchase Price	<u>\$205,000.00</u>
		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)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 9/30/2021 Print Paul Brown

Unattested \_\_\_\_\_ Sign Paul Brown  
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/01/2021 02:57:50 PM  
\$89.50 JOANN  
20211001000480540



*Alvin S. Boyd*