

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-21-27896

Send Tax Notice To: Christopher M. Brown  
Glenda Brown

606 Village Way  
Pellham, AL 35724

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirteen Thousand Dollars and No Cents (\$113,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **KATHRYN FRANKS BROWN, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christopher M. Brown and Glenda Brown**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to 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, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5<sup>th</sup> day of January, 2022.

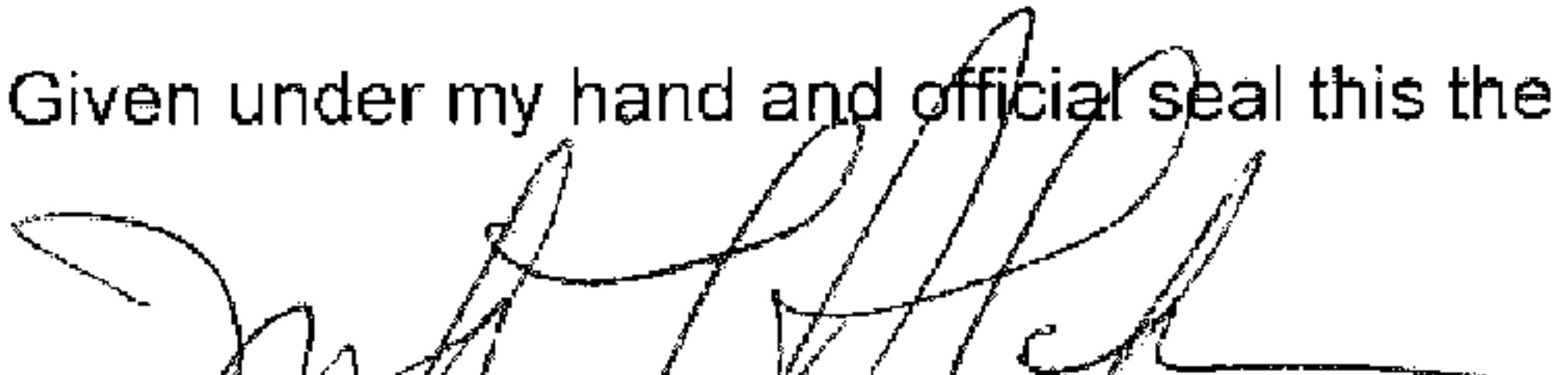
  
KATHRYN FRANKS BROWN

State of Alabama

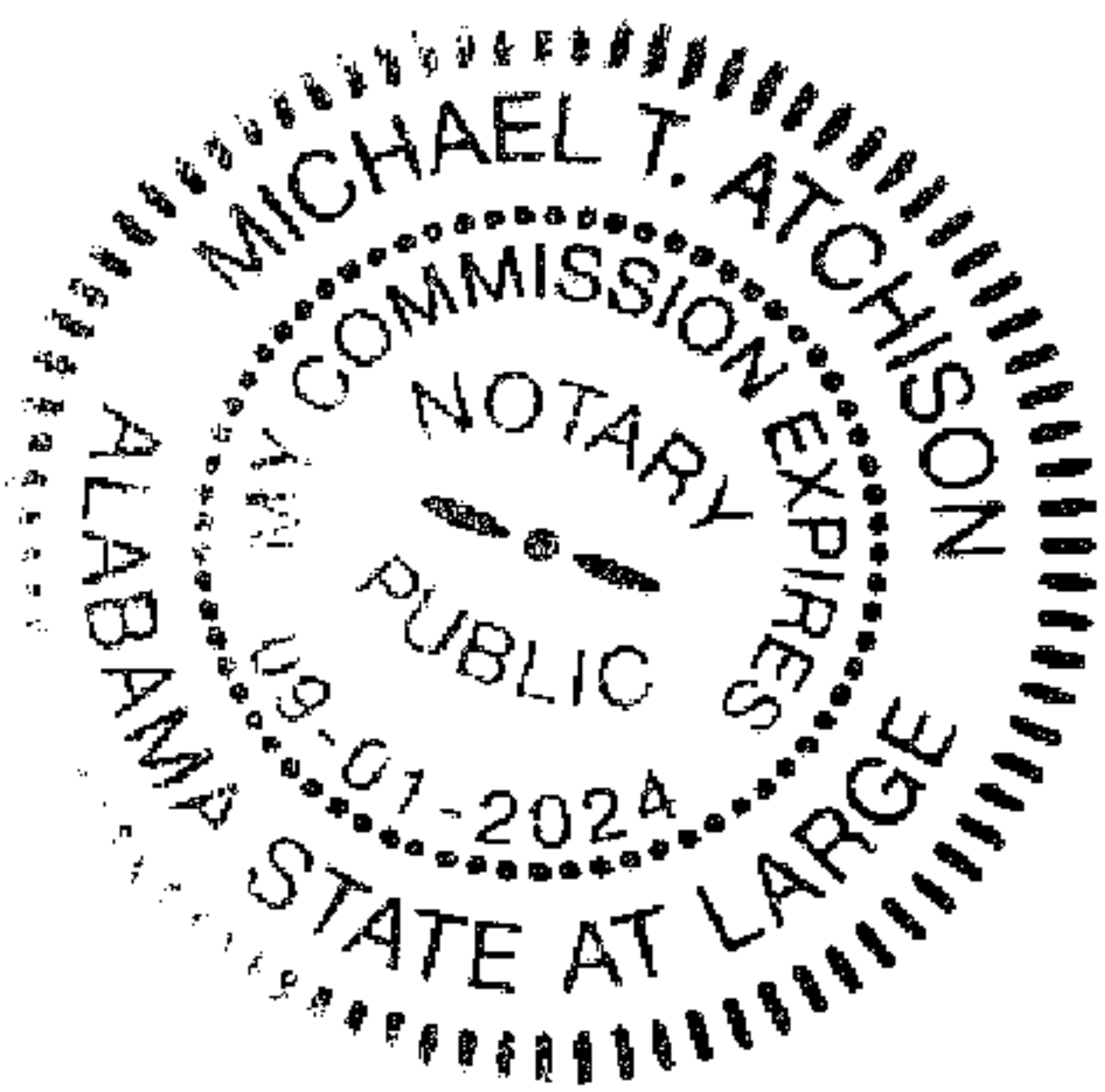
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that KATHRYN FRANKS BROWN, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5<sup>th</sup> day of January, 2022.

  
Notary Public, State of Alabama

My Commission Expires: 9-1-24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land located in the NW 1/4 of the NW 1/4 of Section 36, Township 21 South, Range 1 West, in the City of Columbiana, Shelby County, Alabama, and being bounded as follows: To reach a point of beginning, commence at the Northeast corner of said Section 36, Township 21 South, Range 1 West and run South along the East boundary line of such section a distance of 394.5 feet; thence turn an angle to the right of 80 degrees 35 minutes and run South 80 degrees 43 a distance of 2981.6 feet; thence turn an angle to the right of 08 degrees 46 minutes and run South 89 degrees 29 minutes West a distance of 1368.2 feet; thence turn an angle to the right of 28 degrees 26 minutes and run North 62 degrees 05 minutes West a distance of 257.2 feet to a point, such point being the point of beginning of the boundary of the parcel of land herein described; thence from said point of beginning, turn an angle to the right of 34 degrees 41 minutes and run in a northwesterly direction a distance of 100.33 feet to the South right of way line of Mooney Road; thence run in a westerly direction along the South right of way line of said Mooney Road a distance of 212.45 feet to its intersection with the East right of way line of the Columbiana-Shelby Road; thence in a southerly direction along said Columbiana-Shelby Road a distance of 193.24 feet; thence turn an angle to the left of 73 degrees 21 minutes and run North 77 degrees 52 minutes East a distance of 192.7 feet; thence turn an angle to the left of 105 degrees 16 minutes and run northwesterly a distance of 50.0 feet to the point of beginning.

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

|                  |                                                      |                         |                                                                          |
|------------------|------------------------------------------------------|-------------------------|--------------------------------------------------------------------------|
| Grantor's Name   | KATHRYN FRANKS BROWN                                 | Grantee's Name          | Christopher M. Brown                                                     |
| Mailing Address  | <u>2576 Moorway Rd</u><br><u>Columbiana AL 35051</u> | Mailing Address         | <u>Glenda Brown</u><br><u>606 Village Way</u><br><u>Pelham, AL 35124</u> |
| Property Address | <u>429 Highway 47</u><br><u>Columbiana, AL 35051</u> | Date of Sale            | <u>January 05 2022</u>                                                   |
|                  |                                                      | Total Purchase Price    | <u>\$113,000.00</u>                                                      |
|                  |                                                      | or                      |                                                                          |
|                  |                                                      | Actual Value            | <u></u>                                                                  |
|                  |                                                      | or                      |                                                                          |
|                  |                                                      | Assessor's Market Value | <u></u>                                                                  |

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)

|                               |                       |
|-------------------------------|-----------------------|
| <u>    </u> Bill of Sale      | <u>    </u> Appraisal |
| <u>XX</u> Sales Contract      | <u>    </u> Other     |
| <u>    </u> 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 December 28, 2021

Print KATHRYN FRANKS BROWN

     Unattested

Sign Kathryn Franks Brown  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/05/2022 03:20:45 PM  
\$141.00 BRITTANI  
20220105000006020

Form RT-1

*Allen S. Boyd*