

VALUE: _____

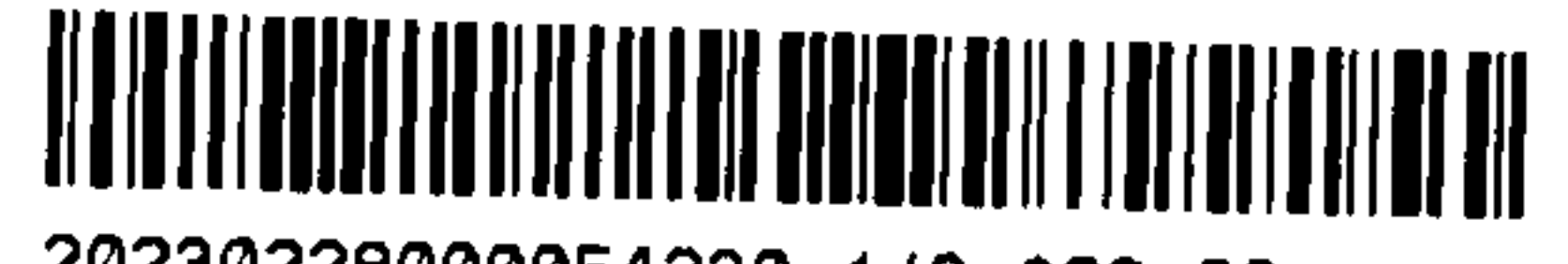
SEND TAX NOTICE TO:

Sequoia Brown
8021 Highway 51
Sterrett Alabama 35147

This instrument was prepared by:
MORRISON HONEA, LLC
P. O. Box 278
Columbiana, AL 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20230228000054230 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
02/28/2023 09:07:29 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of compliance with an order of the Circuit Court of Shelby County, Alabama, hereinafter described, and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **SEQUOIA BROWN, as Administrator of the Estate of NEVILLE WILLIS BROWN, JR., deceased**, (herein referred to as Grantor), grant, bargain, sell and convey unto **SEQUOIA BROWN**, an unmarried woman (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the SW ¼ of the NE ¼, Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, and run thence Southerly along the East line of said ¼ - ¼ a distance of 206.15 feet to the point of beginning of the property being described; thence turn an angle of 54 degrees 48 minutes to the right and run Southwesterly a distance of 406.63 feet to a point; thence turn an angle of 105 degrees 55 minutes 57 seconds to the left and run Southeasterly along the existing fence line a distance of 326.22 feet to a point of the Northeasterly right of way line of Shelby County Highway No. 51; thence turn an angle of 88 degrees 04 minutes 43 seconds to the left and run Northeasterly along the said right of way line a distance of 577.36 feet to a point; thence turn an angle of 130 degrees 24 minutes 39 seconds to the left and run Westerly a distance of 298.89 feet to the point of beginning. Situated in Shelby County, Alabama.

This conveyance is subject to easements and restrictions of record.

This instrument was prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

This conveyance is executed by the undersigned **SEQUOIA BROWN, solely in her capacity as Administrator of the Estate of NEVILLE WILLIS BROWN, JR., deceased**, and not in her individual capacity nor in any other capacity. This conveyance is further executed in compliance with and subject to the terms, conditions, and stipulations of an order of the Circuit Court of Shelby County, Alabama in said cause.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this _____ day of 2-16-, 2023.

THE ESTATE OF NEVILLE WILLIS BROWN,
JR., DECEASED.

By: Sequoia Brown
SEQUOIA BROWN, in her capacity as
Administrator of the Estate of
NEVILLE WILLIS BROWN, JR., deceased.

STATE OF ALABAMA
SHELBY COUNTY

20230228000054230 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
02/28/2023 09:07:29 AM FILED/CERT

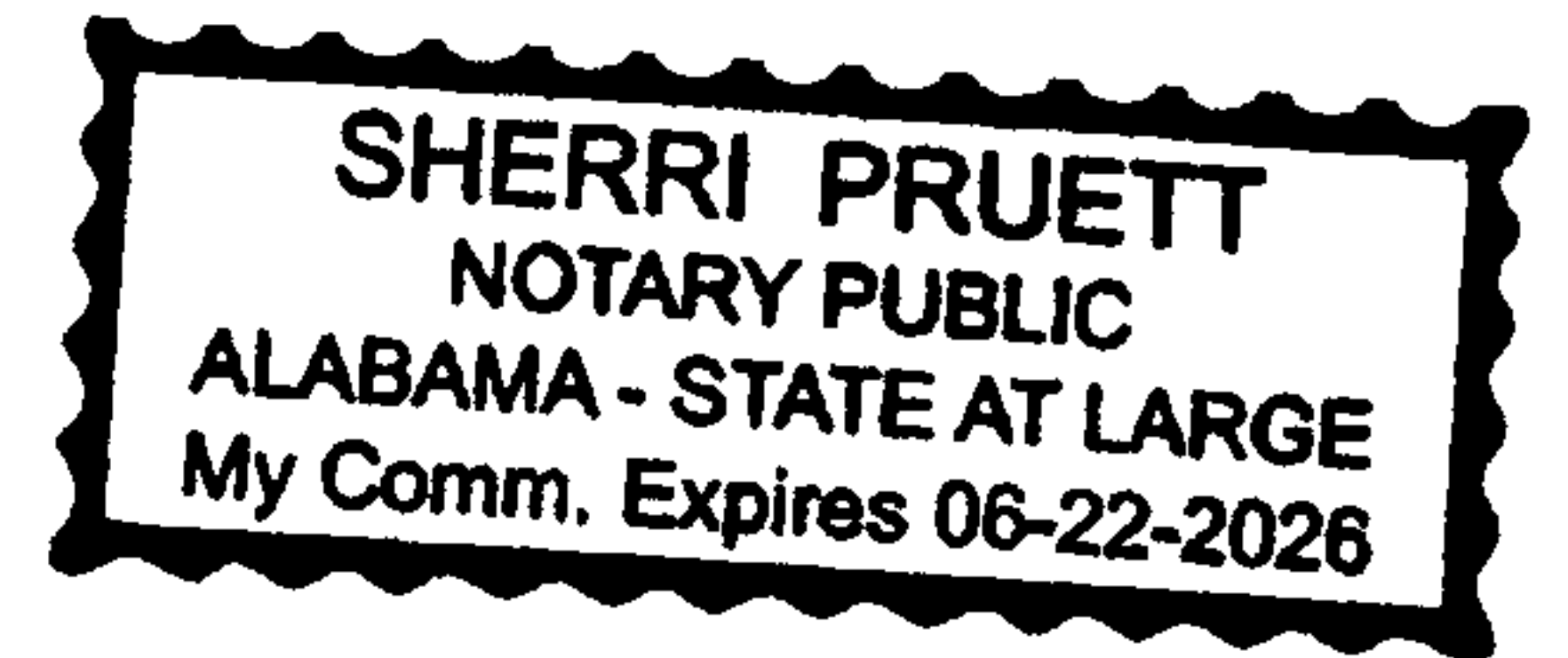
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SEQUOIA BROWN**, whose named as **Administrator of the Estate of NEVILLE WILLIS BROWN, JR., deceased**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of February,
2023.

Sherr Pruett

Notary Public

My commission expires: 6/22/26



Real Estate Sales Validation Form

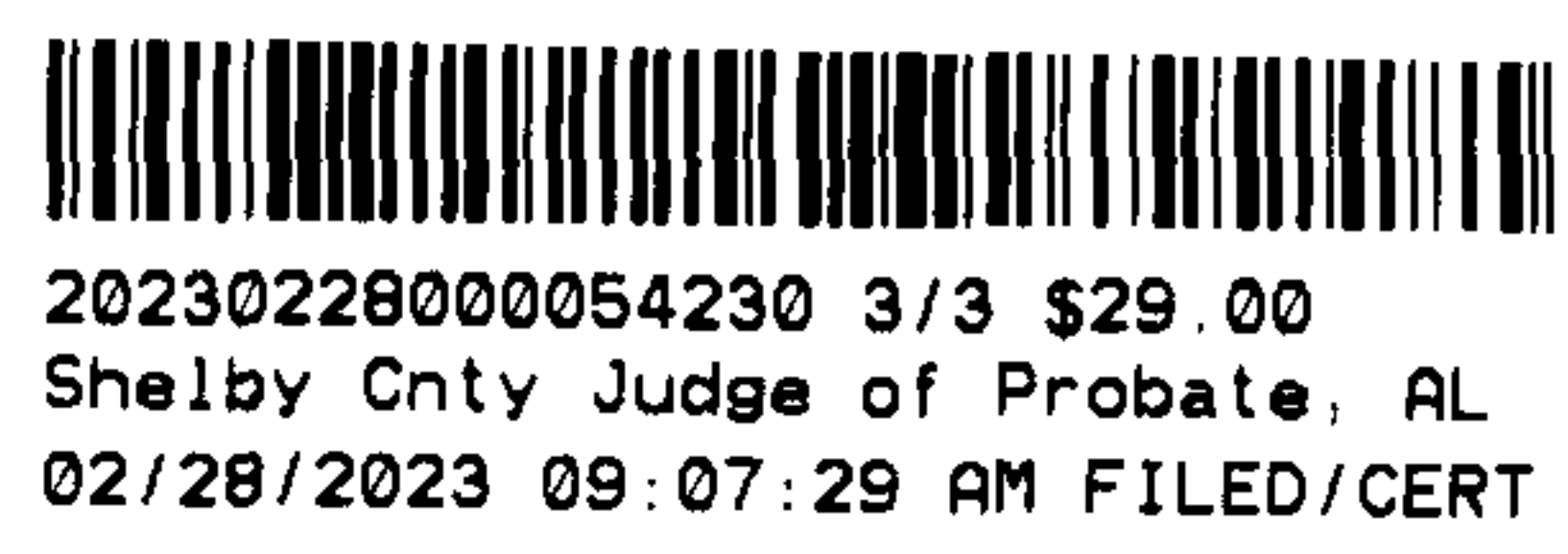
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Sequoia Brown, as Administrator Grantee's Name Sequoia Brown
Mailing Address of the estate of Neville Willis Brown, Jr. Mailing Address 8021 Highway 51
8021 Highway 51 Sturtt, Al 35147

Property Address 8021 Highway 51 Date of Sale 2/16/23
Sturtt, Al 35147 Total Purchase Price \$
Actual Value \$ 100,000
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 (checked)
Other per Will



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 2-16-2023 Print Sequoia Brown
Unattested (verified by) Sign Sequoia Brown
(Grantor/Grantee/Owner/Agent) circle one