

This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
725 West Street  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
BFs Properties, LLC

715 Wadsworth Street  
Montevallo AL 35115

STATE OF ALABAMA )

SHELBY COUNTY )

WARRANTY DEED



20230302000056770 1/3 \$90.00  
Shelby Cnty Judge of Probate, AL  
03/02/2023 09:29:07 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Sixty Thousand and 00/100 Dollars (\$60,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Paul Brooks Brown, as Trustee of the GST Exempt Family Trust f/b/o Paul Brooks Brown under the Estate of Jadie A. Brown, Jr. Management Trust**, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **BFs Properties, LLC**, hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT A

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

NOTE: Property is not homestead for grantor.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 23 day of February, 2023 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

Paul Brooks Brown, as Trustee (L.S.)

Paul Brooks Brown, as Trustee of the  
GST Exempt Family Trust f/b/o Paul Brooks Brown  
under the Estate of Jadie A. Brown, Jr. Management Trust

STATE OF ALABAMA )

SHELBY COUNTY )

ACKNOWLEDGMENT

Shelby County, AL 03/02/2023  
State of Alabama  
Deed Tax: \$60.00

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, **Paul Brooks Brown, as Trustee of the GST Exempt Family Trust f/b/o Paul Brooks Brown under the Estate of Jadie A. Brown, Jr. Management Trust**, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily and with authority on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 24 day of February, 2023.

CHRIS SMITHERMAN  
NOTARY PUBLIC, ALABAMA STATE AT LARGE  
MY COMMISSION EXPIRES MAY. 01, 2024

NOTARY PUBLIC

Commission Expires: 05/01/2024

Exhibit A

COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A



20230302000056770 2/3 \$90.00  
Shelby Cnty Judge of Probate, AL  
03/02/2023 09:29:07 AM FILED/CERT

File No.: MV-23-28944

1. **Effective Date:** February 02, 2023 at 8:00 AM

2. **Policy or Policies to be issued:**

(a) ALTA Owner's Policy 2006 (Standard)

Proposed Insured:

Montevallo MC, LLC

(b) ALTA Loan Policy 2006 (Standard)

Proposed Insured:

**Amount of Insurance**

\$60,000.00

3. **The estate or interest in the land described or referred to in this Commitment is:**

Fee Simple

4. **Title to the said estate or interest in said land is at the Effective Date vested in:**

Paul Brooks Brown, as Trustee of the GST Exempt Family Trust f/b/o Paul Brooks Brown under the Estate of Jadie A. Brown, Jr. Management Trust

5. **The land referred to in this Commitment is described as follows:**

Begin at the NW corner of the SE 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West and go Southwardly along the West border of same 596.06 feet; thence at an angle of 87 degrees 38 minutes 30 seconds to the left 365.64 feet; thence at an angle of 0 degrees 57 minutes to the left 420.82 feet to point of beginning; thence continue in the same straight line 335 feet; thence at an angle of 90 degrees right 260 feet; thence at an angle of 90 degrees to the right 335 feet; thence at an angle of 90 degrees to right 260 feet to the POINT OF BEGINNING.

LESS AND EXCEPT property described in deed recorded in Instrument No. 1996-15252 in the Probate Office of Shelby County, Alabama.

For information purposes only, the property address is purported to be:  
510 Overland Road, Montevallo, AL 35115





# Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Paul Brown as Trustee  
280 Salem Rd  
Montevallo AL 35115

Grantee's Name  
Mailing Address

BFS Properties - LLC  
715 Wadsworth Street  
Montevallo AL 35115

Property Address

510 Overland Rd  
Montevallo AL 35115

Date of Sale

02/24/23

Total Purchase Price \$

60,000

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



20230302000056770 3/3 \$90.00  
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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 02/24/23

Unattested

(verified by)

Print

Chris S. Therman

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1