

20230403000090890  
04/03/2023 08:15:59 AM  
DEEDS 1/3

**This instrument was prepared by:**  
Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road  
Birmingham, AL 35243

**Send tax notice to:**  
Kimberly Michelle Green  
1388 N Wynlake Drive  
Alabaster, AL 35007

**WARRANTY DEED**

STATE OF ALABAMA)

COUNTY OF SHELBY )

That in consideration of **FOUR HUNDRED EIGHTY FOUR THOUSAND AND 00/100 DOLLARS (\$484,000.00)**, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **Anthony L. Browning, and Christian Browning, a married couple** (herein referred to as Grantors) do hereby grant, bargain, sell and convey unto **Kimberly Michelle Green** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 198, as shown on the amended plat of Phase 5 of the Wynlake Subdivision as recorded at Map Book 40, page 125, in the Office of the Judge of Probate of Shelby County, Alabama.**

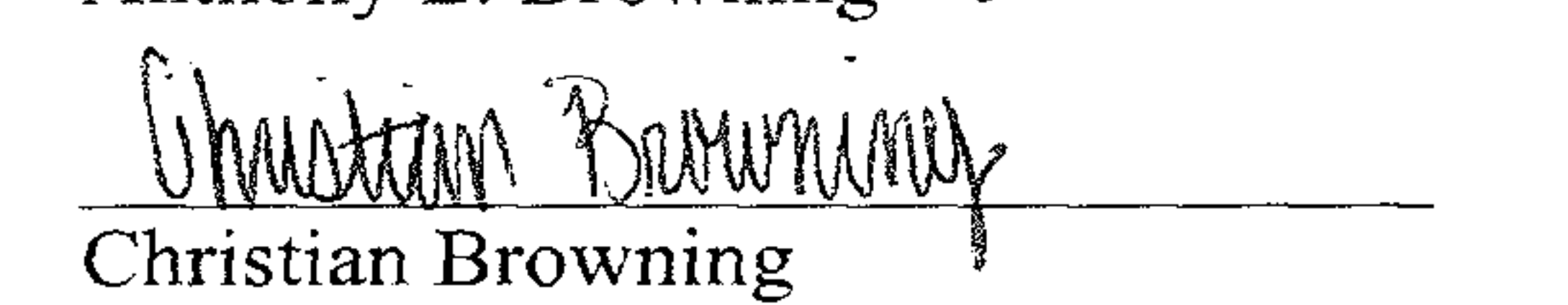
**SUBJECT TO ALL MATTERS OF RECORD**

**\$259,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

**TO HAVE AND TO HOLD** unto the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

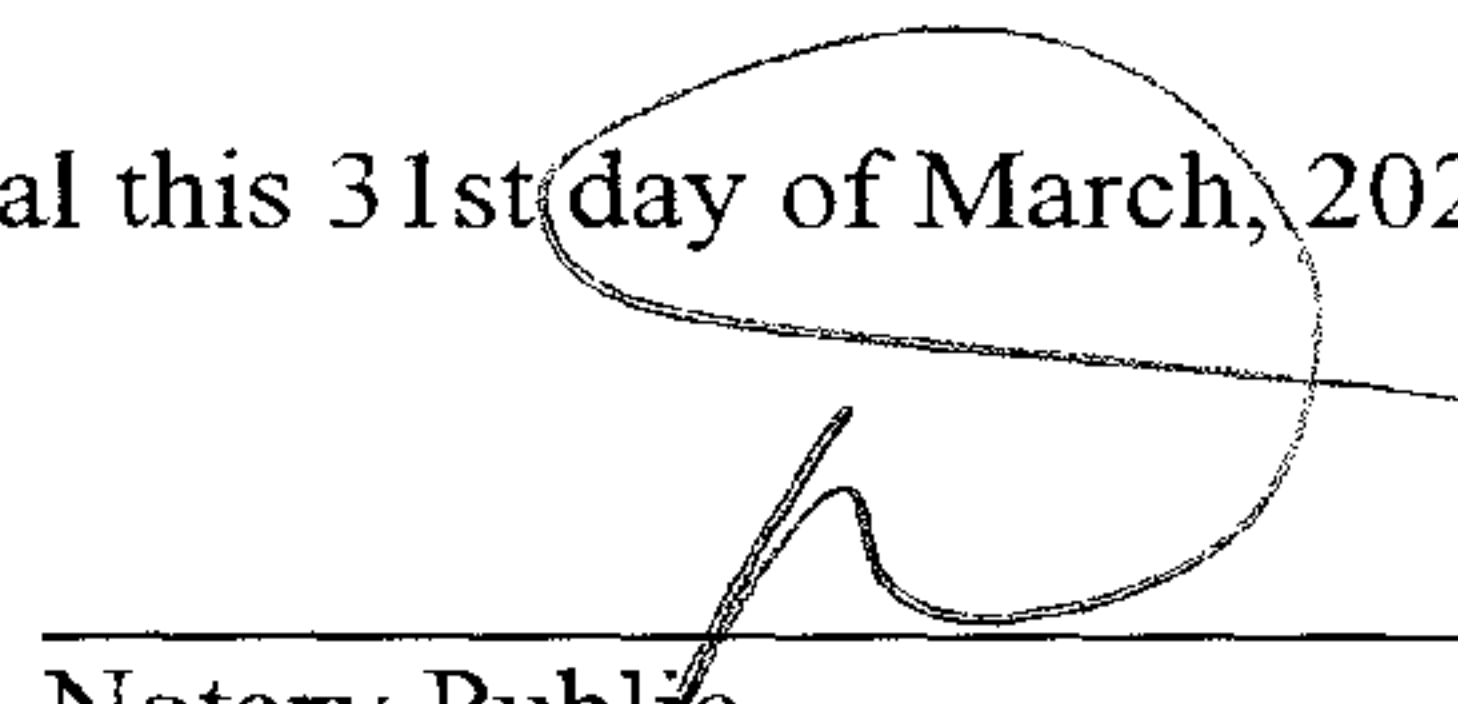
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 31st day of March, 2023.

  
Anthony L. Browning  
  
Christian Browning

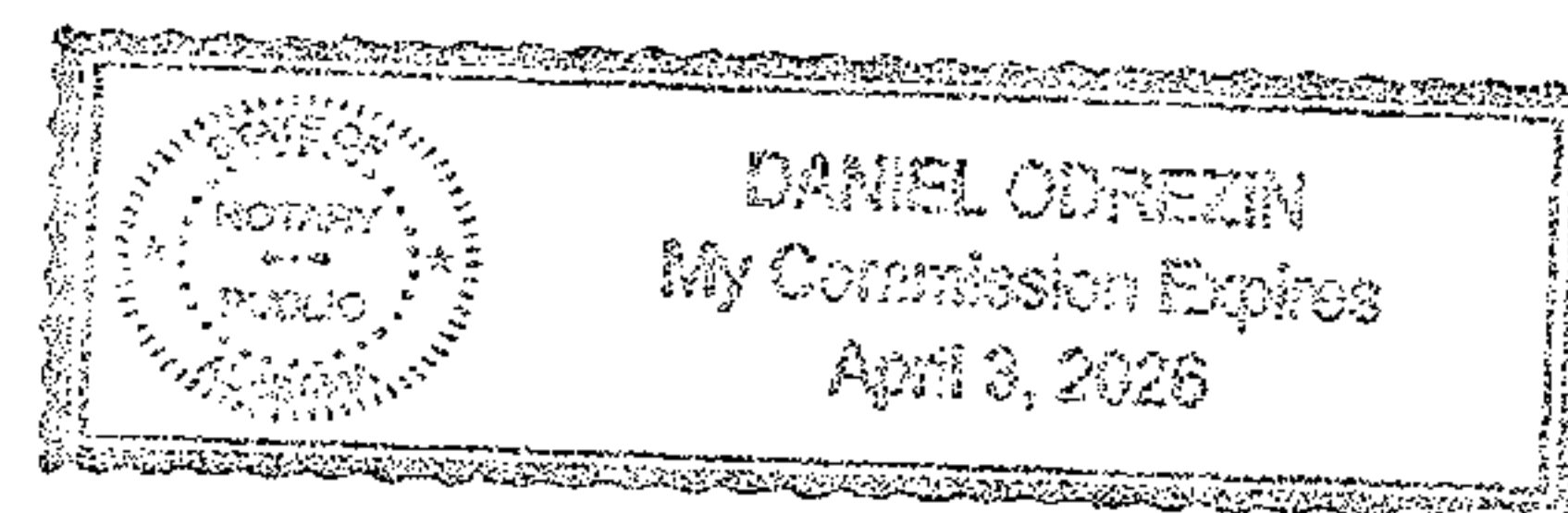
STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Anthony L. Browning and Christian Browning** 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 on the day the same bears date.

Given under my hand and official seal this 31st day of March, 2023.

  
\_\_\_\_\_  
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 Anthony L. Browning and Christian Browning

Grantee's Name Kimberly Michelle Green

Mailing Address PO Box 1978  
Alabaster, AL 35007

Mailing Address 1388 N. Wynlake Drive  
Alabaster, AL 35007

Property Address 1388 N Wynlake Drive  
Alabaster, AL 35007

Date of Sale March 31, 2023

|                      |                     |
|----------------------|---------------------|
| Total Purchase Price | <u>\$484,000.00</u> |
|----------------------|---------------------|

$$O_{\Gamma}$$

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

## Appraisal

## Sales Contract

Other:

## 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 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 3/31/23

Print Daniel Odrezin

Unattested

(verified by)

## Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/03/2023 08:15:59 AM  
\$253.00 PAYGE  
20230403000090890

Allen S. Bayal

Form RT-1