

SEND TAX NOTICE TO:  
John R Brothers and Cynthia Brothers  
390 Knightsbridge  
Alabaster, Alabama 35007

This instrument was prepared by:  
Cynthia Brothers  
390 Knightsbridge  
Alabaster, Alabama 35007

**WARRANTY DEED JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

STATE OF ALABAMA  
SHELBY COUNTY



20230428000125750 1/2 \$376.00  
Shelby Cnty Judge of Probate, AL  
04/28/2023 04:29:54 PM FILED/CERT

Know all men by these presents, that in consideration of **\$10.00 DOLLARS** to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt of whereof is acknowledged, I, **Cynthia Brothers** (herein referred to as **GRANTORS**) do grant, bargain, sell and convey unto **John R Brothers and Cynthia Brothers** (herein referred to as **GRANTEES**) as joint tenants, with right of survivorship, the following described real estate situated in **Shelby County, Alabama** to wit:

*Lot 37, according to the map of Sterling Gate, Sector 3, Phase 3, as recorded in Map Book 29, Page 147, in the Probate Office of Shelby County, Alabama.*

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein: in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, Cynthia Brothers have hereunto  
set her hand(s) and seal(s), this 28th day of  
April, 2023.

Cynthia Brothers

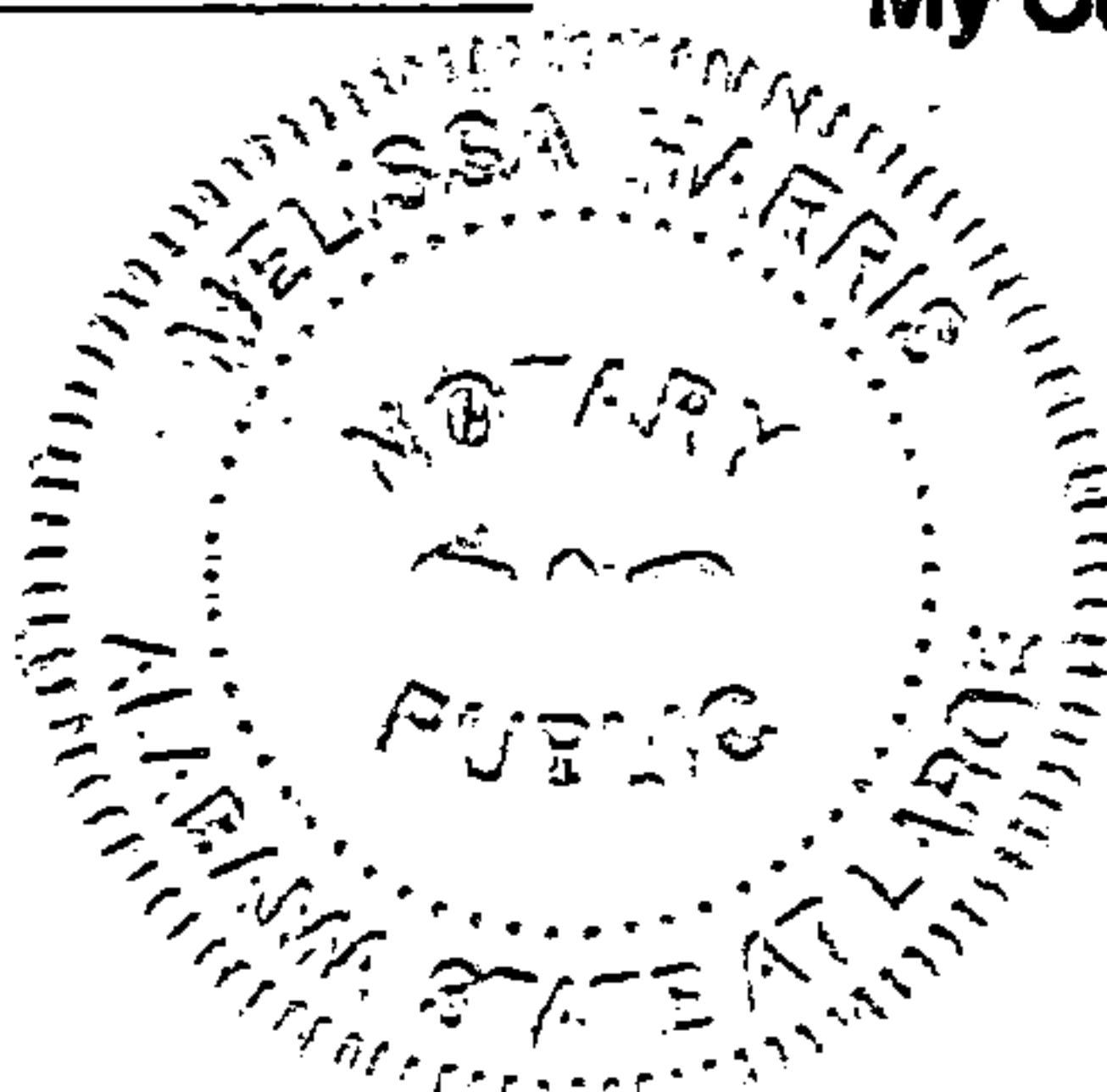
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county, in said State, hereby certify that Cynthia Brothers whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 28th day of April, 2023.

Allison Harris

**My Commission Expires May 1, 2023**



Shelby County, AL 04/28/2023  
State of Alabama  
Deed Tax: \$351.00

20230428000125750 2/2 \$376.00  
Shelby Cnty Judge of Probate, AL  
04/28/2023 04:29:54 PM FILED/CERT

### Real Estate Sales Validation Form

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

Grantor's Name Cynthia Brothers  
Mailing Address 390 Knightsbridge  
Alabaster, AL 35007

Grantee's Name John R & Cynthia Brothers  
Mailing Address 390 Knightsbridge  
Alabaster, AL 35007

Property Address 390 Knightsbridge  
Alabaster, AL 35007

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 350,900

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

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 4/28/23

Print Cynthia Brothers

Sign Cynthia Brothers

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one