

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
Christopher and Glenda Brown
2849 Bridlewood Terrace
Helena, AL 35080

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I, GREGORY H. HAWLEY, Esq., as Conservator for Hui S. Deskin, a protected person, Shelby County Conservatorship Case #PR-2022-000770 (herein referred to as GRANTOR), do grant, bargain, sell and convey unto CHRISTOPHER M. BROWN and GLENDA BROWN, as joint tenants with rights of survivorship (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

Lot 25, according to the Survey of Bridlewood Parc, Sector One, as recorded in Map Book 17, page 34, in the Probate Office of Shelby County, Alabama.


Hui S. Deskin was the surviving grantee of that certain Deed recorded in Instrument 1998-11394. The other grantee, Audie L. Deskin, died on 12/12/2019.

Hui Suk Deskin is one and the same person as Hui S. Deskin.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my executors and administrator covenant with said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I am and my 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.

Dated this the 26th day of May, 2023.




GREGORY H. HAWLEY, Esq., as Conservator
for Hui S. Deskin, a protected person, Shelby
County Conservatorship Case #PR-2022-000770

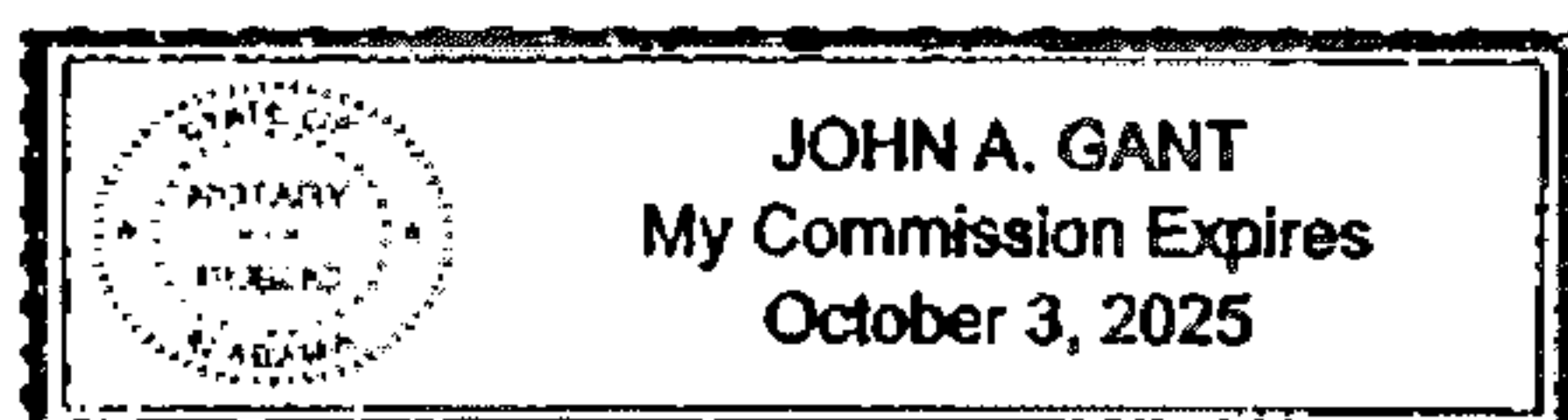
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that GREGORY H. HAWLEY, Esq., as Conservator for Hui S. Deskin, a protected person, Shelby County Conservatorship Case #PR-2022-000770, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of May, 2023.



NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/3/2025



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

Grantor's Name	<u>Estate of Hui S. Deskin</u>	Grantee's Name	<u>Christopher & Glenda Brown</u>
Mailing Address	<u>1801 5th Ave. N., Ste 400</u>	Mailing Address	<u>606 Village Way</u>
	<u>Birmingham, AL 35203</u>		<u>Pelham, AL 35124</u>
Property Address	<u>2849 Bridlewood Terrace</u>	Date of Sale	<u>5/26/2023</u>
	<u>Helena, AL 35080</u>	Total Purchase Price	<u>\$ 210,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☒ Sales Contract

 ☒ Closing Statement

 ☐ Other

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 5/26/2023

Print John A. Gant

Sign 
 (Owner) (Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/30/2023 08:11:36 AM
 \$239.00 BRITTANI
 20230530000159750

Allen S. Boyd