

This deed is prepared without the benefit of title insurance or title examination or survey at the request of the grantor and grantee herein. No certification is made as to title. No certification is made as to easements and encroachments, if any.

THIS INSTRUMENT WAS PREPARED BY:

Robert Scott Dooley, P.C.
118 18th Street North
Bessemer, Alabama 35020

Send Tax Notice To:
Timothy A. Browning
Angela Y. Browning
112 Little Fawn Lane
Alabaster, AL 35007

**PERSONAL REPRESENTATIVE'S DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**



20231113000332310 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
11/13/2023 10:38:27 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of and pursuant to **Article II Item 2.04 of the Last Will and Testament of Mary P. McMullen in the Estate of Mary P. McMullen a/k/a Mary Paula McMullen**, an unmarried woman, I, Timothy A. Browning, a married man, as **Personal Representative of the Estate of Mary P. McMullen a/k/a Mary Paula McMullen**, Shelby County Probate Case #PR-2022-000527, Shelby County, Alabama, (herein referred to as grantor, (whether one or more)), do grant, bargain, sell and convey unto Timothy A. Browning and Angela Y. Browning, (herein referred to as grantees; whether one or more) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of it's interest in and to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 16 OF SECTOR 2, ACCORDING TO THE SURVEY OF APACHE RIDGE, SECTORS 2 AND 3 AS RECORDED IN MAP BOOK 16, PAGE 60 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. AD VALOREM TAXES DUE AND PAYABLE.
2. BUILDING SETBACK LINE OF 30 FEET RESERVED FROM LITTLE FAWN LANE AS SHOWN BY PLAT.
3. PUBLIC UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 10 FEET ON THE REAR OF LOT.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INSTRUMENT #1992-10908 AND MAP BOOK 16, PAGE 60 IN PROBATE OFFICE.

Note: Mary P. McMullen was the survivor of that certain Warranty Deed, Joint Tenants With Right of Survivorship dated January 23, 1993 and recorded in Instrument# 1993-03301 in the Probate Office of Shelby County, Alabama. Ulys R. McMullen having died on or about August 7, 2021.

Source of Title: Instrument #1993-03301 and Probate Case #PR-2022-000527, Office of Judge of Probate, Shelby County, Alabama.

Note: The above-described property is not the homestead of the Grantor nor the Grantor's spouse.

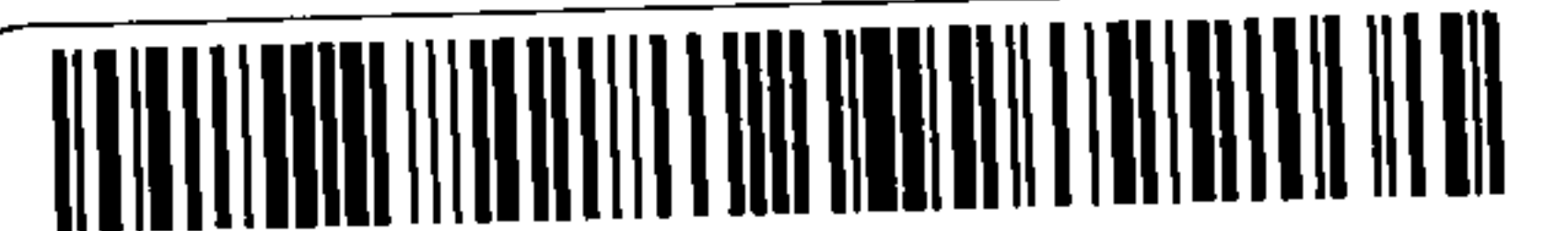
TO HAVE AND TO HOLD to the said grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the **10th day of November, 2023**.

Timothy A. Browning
Personal Representative of the Estate of
Mary P. McMullen a/k/a Mary Paula McMullen
Shelby County Probate Case #PR-2022-000527

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


20231113000332310 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
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GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Timothy A. Browning, as Personal Representative of the Estate of Mary P. McMullen a/k/a Mary Paula McMulleln, Shelby County Probate Case #PR-2022-000527**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, with full authority to act, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of November, 2023.



NOTARY PUBLIC

My Commission Expires: 1-25-2025

Real Estate Sales Validation Form



20231113000332310 3/3 \$30.00
Shelby Cnty Judge of Probate, AL
11/13/2023 10:38:27 AM FILED/CERT

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

Grantor's Name Tim Browning
Mailing Address 112 Little Fawn Ln
ALABASTER AL 35007

Grantee's Name Tim & Angela Browning
Mailing Address 112 Little Fawn Ln
ALABASTER AL 35007

Property Address 108 Little Fawn Ln
ALABASTER AL 35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 248,600.00

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 11/13/23

Print Timothy Browning

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1