

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Thirty Thousand and 00/100 (\$130,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **CAMERON BROWN and ERIN DOLLAR BROWN, HUSBAND AND WIFE** herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **PATRICIA E. HARBAUGH**, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

A PART OF THE NE ¼ OF SW ¼ OF SECTION 4, TOWNSHIP 22, RANGE 1 WEST AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SAID ¼ - ¼ SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAME A DISTANCE OF 627.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST NAMED COURSE A DISTANCE OF 352.50 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF A PUBLIC ROAD; THENCE 123 DEGREES 25 MINUTES TO THE RIGHT IN A NORTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY A DISTANCE OF 33.36 FEET TO THE POINT OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 9 DEGREES 08 MINUTES A RADIUS OF 1089.20 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 173.62 FEET TO THE POINT OF TANGENT OF SAID CURVE; THENCE ALONG SAID TANGENT A DISTANCE OF 9.23 FEET; THENCE 102 DEGREES 53 MINUTES TO THE RIGHT IN A NORTHEASTERLY DIRECTION A DISTANCE OF 310.16 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

\$117,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

ERIN DOLLAR BROWN IS ONE AND THE SAME PERSON AS ERIN DOLLAR AS SHOWN ON TITLE.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 12th day of January, 2024.


CAMERON BROWN

ERIN DOLLAR BROWN

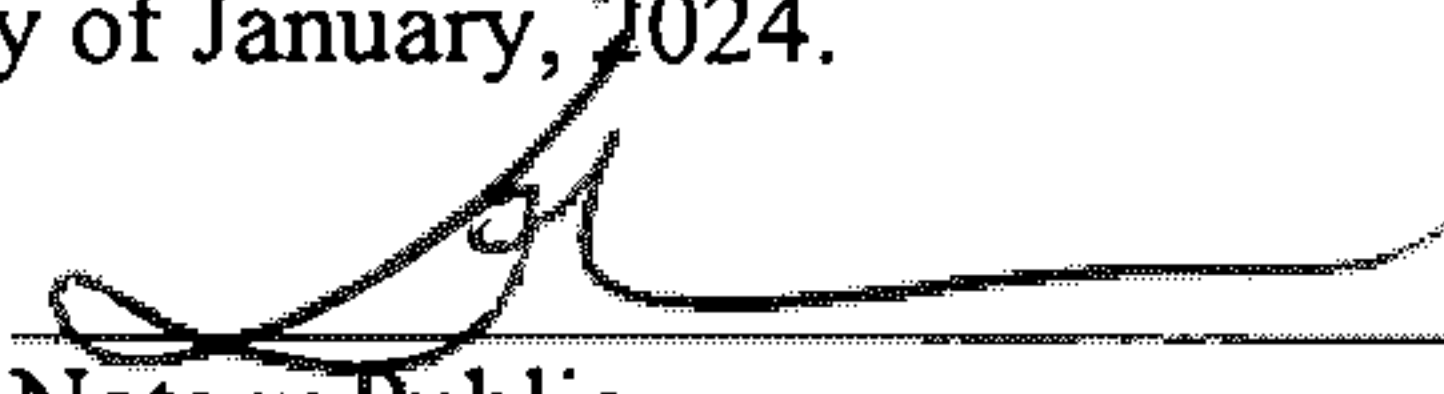
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that CAMERON BROWN and ERIN DOLLAR BROWN 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, he/she/they executed the same voluntarily on the day the same bears date.

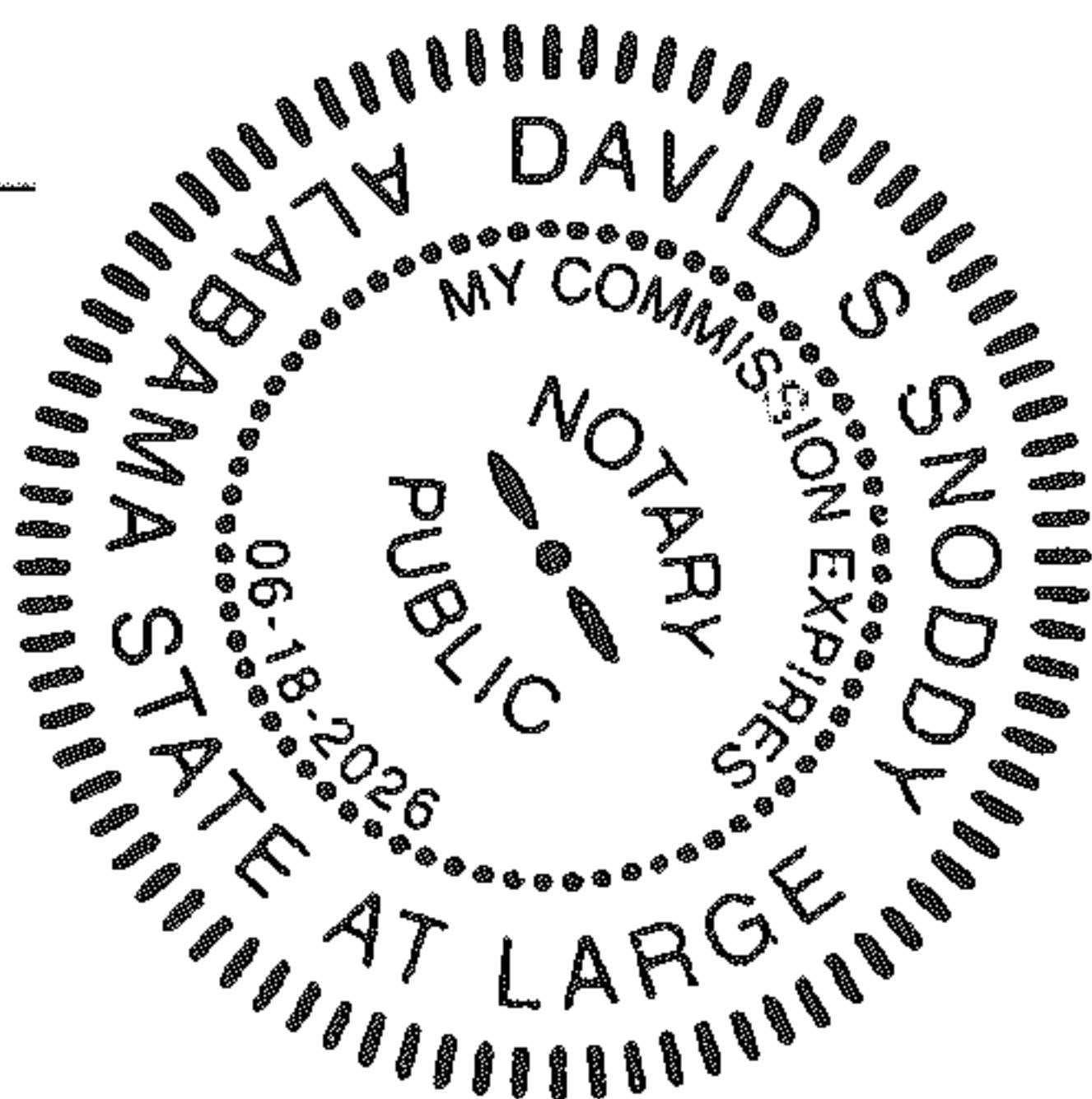
GIVEN under my hand and seal this 12th day of January, 2024.

My Commission Exp:

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243


Notary Public

SEND TAX NOTICE TO:
PATRICIA E. HARBAUGH
965 HWY 315
COLUMBIANA, AL 35051



Real Estate Sales Validation Form

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

Grantor's Name CAMERON BROWN
Mailing Address: 4675 Sherwood Circle
Caleva, AL 35040

Grantee's Name PATRICIA E. HARBAUGH
Mailing Address: 965 HWY 315
COLUMBIANA, AL 35051

Property Address 965 HWY 315
COLUMBIANA, AL 35051

Date of Sale January 12, 2024
Total Purchaser Price \$130,000.00
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 Appraisal
Sales Contract Other
X 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 of 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.

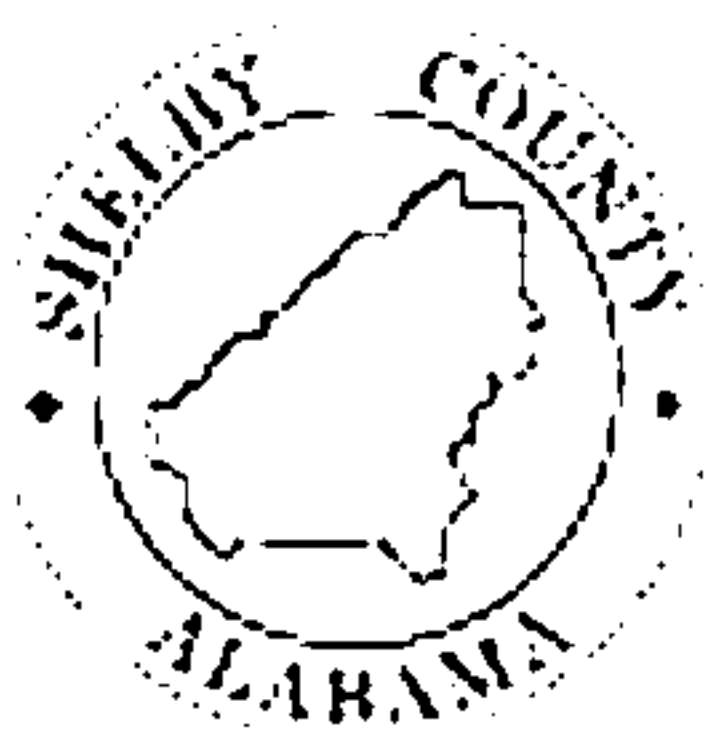
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Sec. 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 Sec. 40-22-1 (h).

Date

Unattested
(verified by)

Print Erin Dollar Brown
Sign Erin Dollar Brown
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/17/2024 09:18:22 AM
\$156.00 JOANN
20240117000011010

Allen S. Boyd