

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

County of Shelby

Send Tax Notice To:

MARYANN THOMPSON ERWIN and DOUGLAS DORR ERWIN
940 LAKE CIRCLE, HOOVER, AL 35244

Presents:

THAT IN CONSIDERATION OF SEVEN HUNDRED TWELVE THOUSAND AND 00/100
(\$712,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the
receipt whereof is acknowledged, we, GLENDA BROWN, A MARRIED PERSON (herein referred to as
grantors) do grant, bargain, sell and convey unto MARYANN THOMPSON ERWIN, and DOUGLAS
DORR ERWIN (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 42, ACCORDING TO THE SURVEY OF SOUTHLAKE COVE, AS RECORDED IN MAP
BOOK 12, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA**

Subject to Easements, Restrictions and rights of way of record.

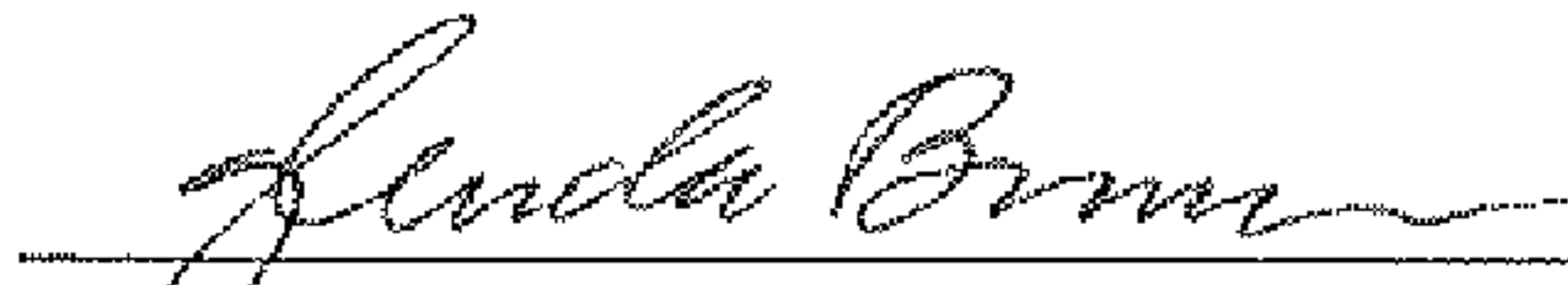
Subject to Mineral and Mining rights of record.

THIS IS NOT THE HOMESTEAD OF THE ABOVE GRANTOR NOR HER SPOUSE

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, I/WE have hereunto set MY/OUR hand(s) and seal(s), THIS THE 26th day of January, 2024



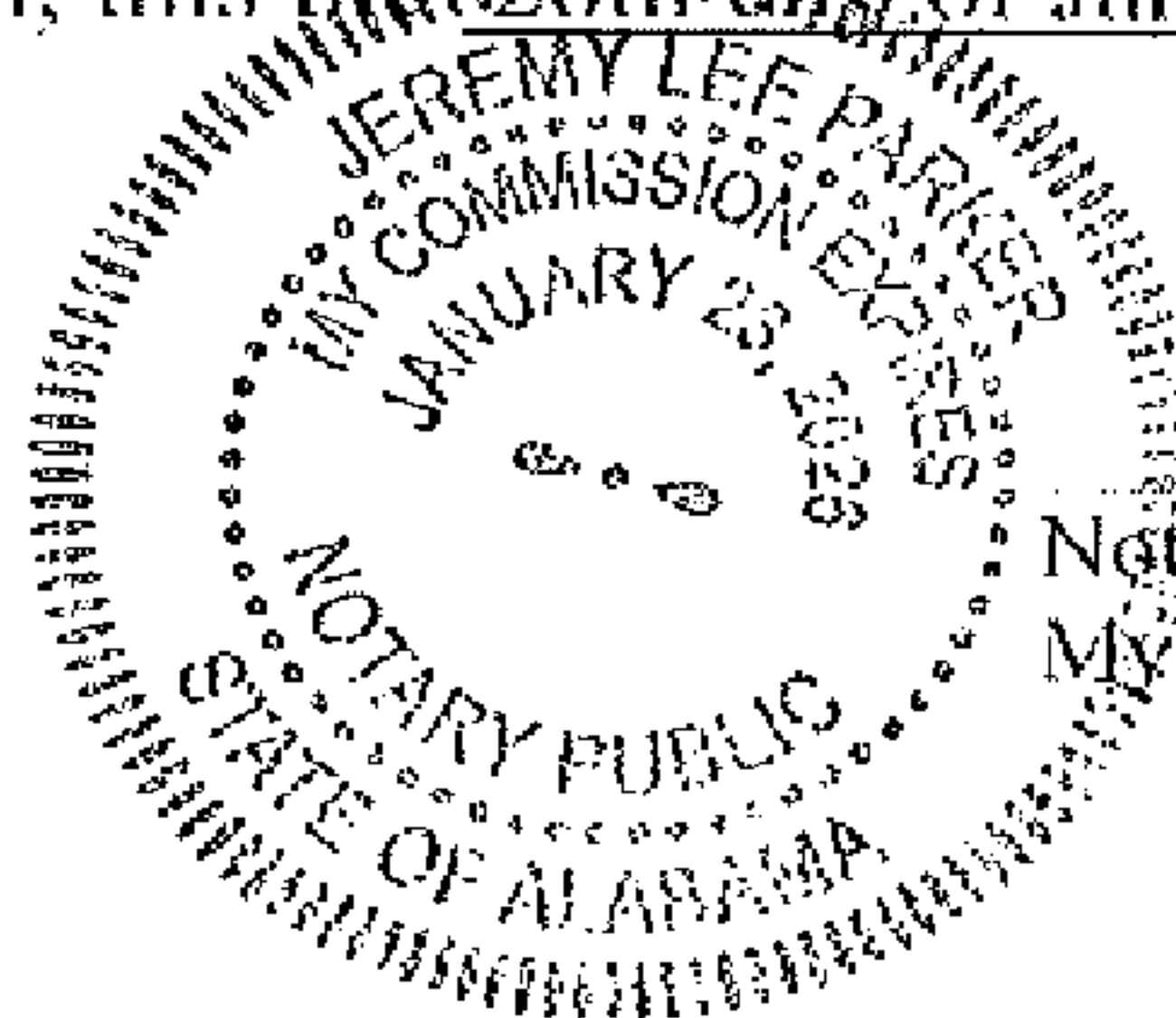
GLENDA BROWN

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that GLENDA BROWN whose names are 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, SHE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26th day of January, 2024

Prepared By: Jeremy L. Parker
Parker Law Firm, LLC
1320 Alford Ave Ste 102
Birmingham, AL 352226





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	GLEND A BROWN	Grantee's Name	MARY ANN ERWIN AND DOUGLAS ERWIN
Mailing Address	940 Lake Circle Hoover, AL 35244		940 LAKE CIRCLE, HOOVER, AL 35244
Property Address	940 Lake Circle Hoover, AL 35244	Date of Sale	January 26, 2024
		Total Purchase Price	\$XXXXXX \$712,000.00
		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 to
☒ 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: 01/26/2024

(verified by)

Print GLEND A BROWN
 Sign: *Glenda Brown*
 Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/29/2024 03:56:43 PM
\$740.00 JOANN
20240129000022400

Allen S. Bevil