

This document prepared by:
Amy R. Milling
310 Canyon Park Drive
Pelham, AL 35124

(Description furnished by Grantor. No
survey examined and no title examination
made by this attorney)
Source of Title:20200529000214920,
recorded 05/29/2020, Judge of Probate,
Shelby County, Alabama.

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THERE PRESENTS, that, For and in consideration of the sum of
Ten (\$10.00) Dollars, cash in hand paid, love and affection, and other good and valuable
consideration, the receipt and sufficiency of which is hereby acknowledged, I, **MARY E. BROWN**,
an unmarried woman, hereinafter referred to as GRANTOR, do hereby grant, bargain, sell, convey
unto, **CHRISTINE BROWN**, an unmarried woman hereinafter referred to as GRANTEE, and
reserving unto, the GRANTOR, **MARY E. BROWN**, a life estate in the following described
property situated in Shelby County, Alabama, to-wit:

Lot 191, according to the Final Plat of High Ridge Village, Phase 7, as recorded in Map Book 31
page 39, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Current Taxes.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded
in Instrument No. 20030522000318000 and amended in Instrument No.
20030522000318010 and in Map Book 31 page 39 in the Probate Office.
3. Transmission Line Permit(s) to Alabama Power Company as shown by
instrument(s) recorded in Deed Book 102 page 202, Deed Book 108 page
337, Deed Book 102 page 200, Deed Book 103 page 55, Deed Book 187
page 53 and Deed Book 187 page 61 in the Probate Office.
4. A 10 foot building setback line from Highview Cove and High Ridge
Drive as recorded in Map Book 31 page 39 in the Probate Office.
5. A 5 foot easement along the Northerly and Westerly sides of lot as shown
on recorded Map Book 31 page 39 in the Probate Office.
6. Title to all minerals within and underlying the premises, together with all
mining rights and other rights, privileges and immunities relating thereto,

including those set out in Real 93 page 861, Volume 258 page 811, Volume 275 page 41, Volume 291 page 887, Real 116 page 797, Deed Book 119 page 83, Volume 224 page 517, Volume 245 page 600, Volume 245 Page 602 and Volume 245 page 604 in the Probate Office.

7. Articles of Incorporation of High Ridge Village Homeowners Association, Inc., as recorded in Instrument No. 2001-40044 in the Probate Office.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seals on this the

6th day of March, 2024.

Mary E Brown (L.S.)
MARY E. BROWN

STATE OF ALABAMA)
SHELBY COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **MARY E. BROWN**, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of March, 2024.

Kaitlyn M. Burks

Notary Public

My commission expires:

KAITLYN M. BURKS
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES AUG. 30, 2027

Send tax notices to:
Ms. Christine Brown
100 Highview Cove
Pelham, AL 35124



20240306000061220 3/3 \$233.00
Shelby Cnty Judge of Probate, AL
03/06/2024 11:53:38 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, § 40-22-1 (h).

Grantor's Name Mary E. Brown
Mailing Address 100 Highview Cove
Pelham, AL 35124

Grantee's Name Christine Brown
Mailing Address Life Estate of Mary E. Brown
100 Highview Cove
Pelham, AL 35124

Property Address 100 Highview Cove
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ \$204,600

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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Tax Assessor |
| <input type="checkbox"/> 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 03-06-2024

Print MARY E BROWN

____ Unattested

Sign Mary E Brown

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1