

This instrument was Prepared by:

Send Tax Notice To: Monique Brown

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

935 3rd Ave NW  
Alabaster, AL 35007

### STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Forty Three Thousand Dollars and No Cents (\$143,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Jessie Edwin Yarbrough, Probate Case No. PR-2023-001031, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Monique Brown**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lots 7 and 8, in Block 8, according to survey and map made by H. W. Cannon, a registered surveyor and filed in the Probate Office of Shelby County, Alabama on May 10, 1955 and recorded in Map Book 3, Page 156 in said Probate Office, which said map is entitled "Alabaster Gardens" being a subdivision of part of S 1/2 of SW 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama.

**Property may be subject to taxes for 2024 and subsequent years all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**Property is being sold "As-Is", seller not responsible for any repairs or maintenance. No warranty is provided by the seller.**

**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 11 day of April, 2024.

ESTATE OF JESSIE EDWIN YARBROUGH,  
PROBATE CASE NO. PR-2023-001031, SHELBY  
COUNTY, ALABAMA

Vickie G Boggs / Vickie G. Parrish  
Vickie G Boggs and as Vickie G. Parrish as

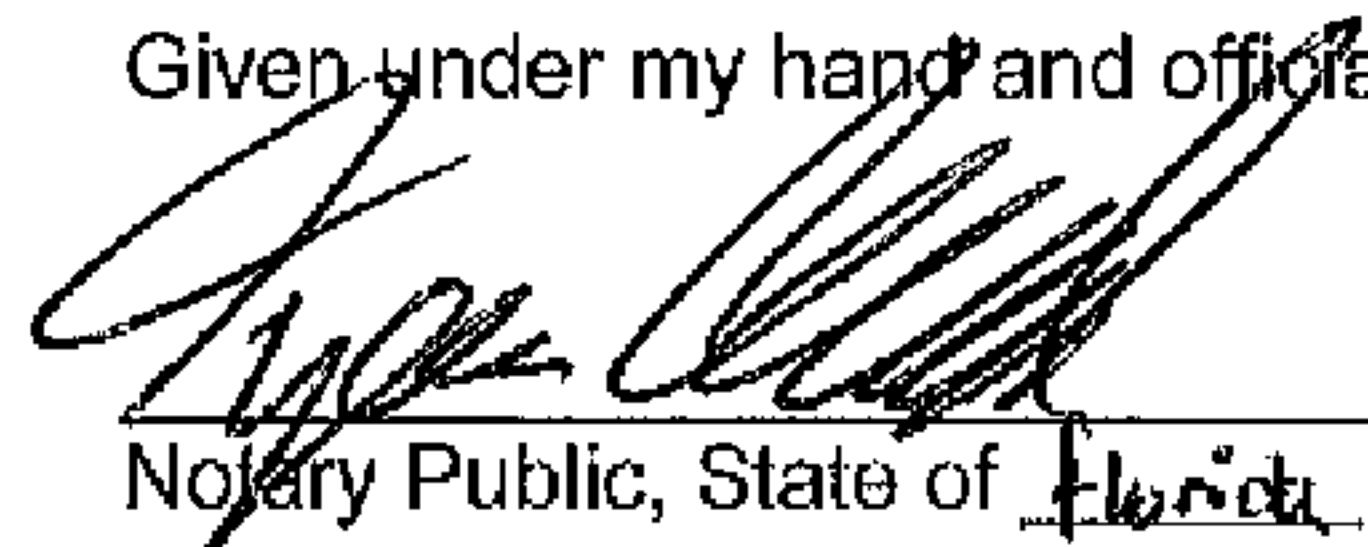
Personal Representative  
and Trustee under the Trust Agreement of Jessie E.  
Yarborough  
and Wanda F. Yarborough, dated June 4, 2004

State of Florida

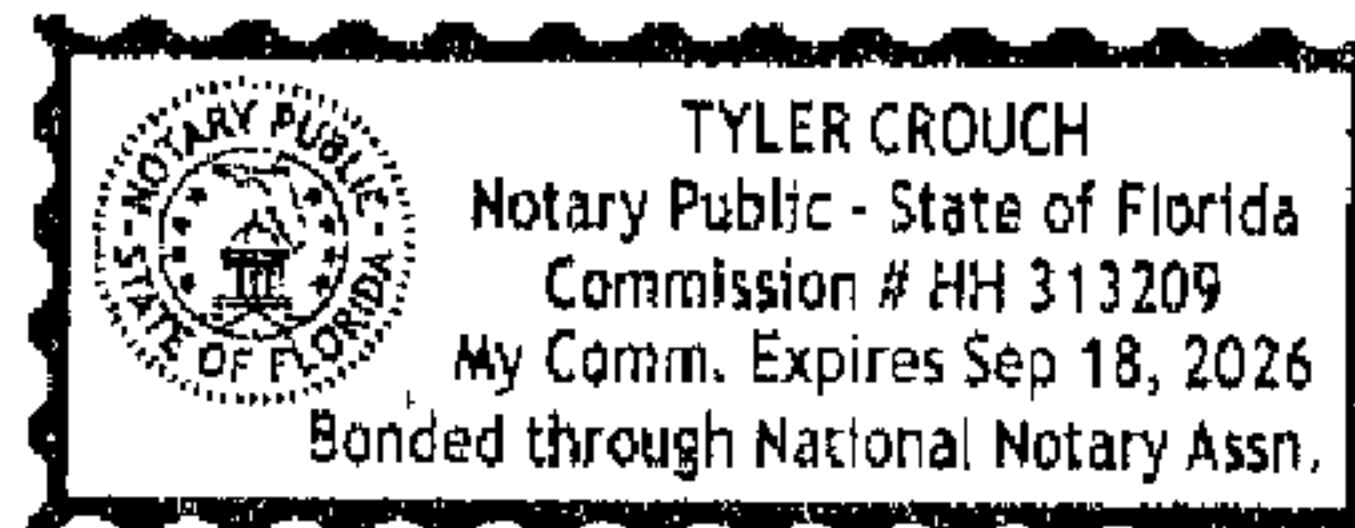
County of Saint Johns

I, Tyler Crouch, a Notary Public in and for the said County in said State, hereby certify that Estate of Jessie Edwin Yarbrough, Probate Case No. PR-2023-001031, Shelby County, Alabama, 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 official seal this the 11 day of April, 2024.

  
\_\_\_\_\_  
Notary Public, State of Florida

My Commission Expires: 09/18/2026





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/23/2024 02:36:18 PM  
 \$172.00 BRITTANI  
 20240423000118750

*Alex S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name Estate of Jessie Edwin Yarbrough,  
 Probate Case No. PR-2023-001031,  
 Shelby County, Alabama

Mailing Address 16033 Adams Ln  
Summerville, AL 36580

Property Address 935 3rd Ave.  
Alabaster, AL 35007

Grantee's Name Monique Brown

Mailing Address 935 3rd Ave NW  
Alabaster, AL 35007

Date of Sale March 08, 2024  
 Total Purchase Price \$143,000.00  
 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  
☐ 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 of 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 March 05, 2024

Print Estate of Jessie Edwin Yarbrough, Probate Case  
No. PR-2023-001031, Shelby County, Alabama

Unattested

Sign *Vicki Boggs*  
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1