

This Instrument was prepared by: Ulyesa Blackmon
Blackmon & Blackmon, L.L.C.
616 Gadsden Highway Ste.C
Birmingham, AL 35235

Please Send Tax Notice To:
Glenda Brown
6006 Village Way
Pelham, AL 35124

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Thirty Five Thousand and 00/100 Dollars (\$235,000.00) and other good and valuable consideration and subject to the provision set out below to the undersigned grantor/s, Trustee of the Amy J. Hubbard, TTEE Irrevocable Trust and Amy J. Hubbard a single woman, in hand paid by the grantee herein, the receipt whereof is acknowledged. I/We, Trustee of the Amy J. Hubbard, TTEE Irrevocable Trust and a married couple, herein referred to as grantor/s do hereby grant, bargain, sell and convey unto Glenda Brown a married woman (herein referred to as grantee).

The following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 102, according to the Survey of Summer Brook, Sector 5, Phase 1, as recorded in Map Book 21, Page 55, in the Probate Office of Shelby County, Alabama.

Amy J. Hubbard was the surviving grantee of the deed recorded in Instrument #20190429000141370, the other grantee, Johnnye Ruth Greathouse, having died on or about April 25, 2023,

Subject to: (1) taxes for the year of 2024 and subsequent years (2) Subject to existing easements, restrictions, reservations, rights-of-way, limitations, covenants, set-back lines, and conditions of record and limitation, if any of record.

TO HAVE AND TO HOLD, unto the said grantee, its, his/ her or their heirs and assigns forever.

And said grantors do for themselves/him/herself heirs, assigns, executors and administrators, covenant with said GRANTEES, their heirs and assigns that grantor/s is/are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above that grantor has good right to sell and convey the same as aforesaid; that grantor(s) will, and heirs, assigns, executors and administrators, successors and assigns shall warrant and defend the same to the said GRANTEE, its his or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we the said grantor(s) who is/are authorized to execute this conveyance, have hereunto set my/our hand(s) and seal this 9th day of August 2024.

[Signature] TTEE

Trustee of the Amy J. Hubbard, TTEE Irrevocable Trust

[Signature]
Amy J. Hubbard

General Acknowledgment

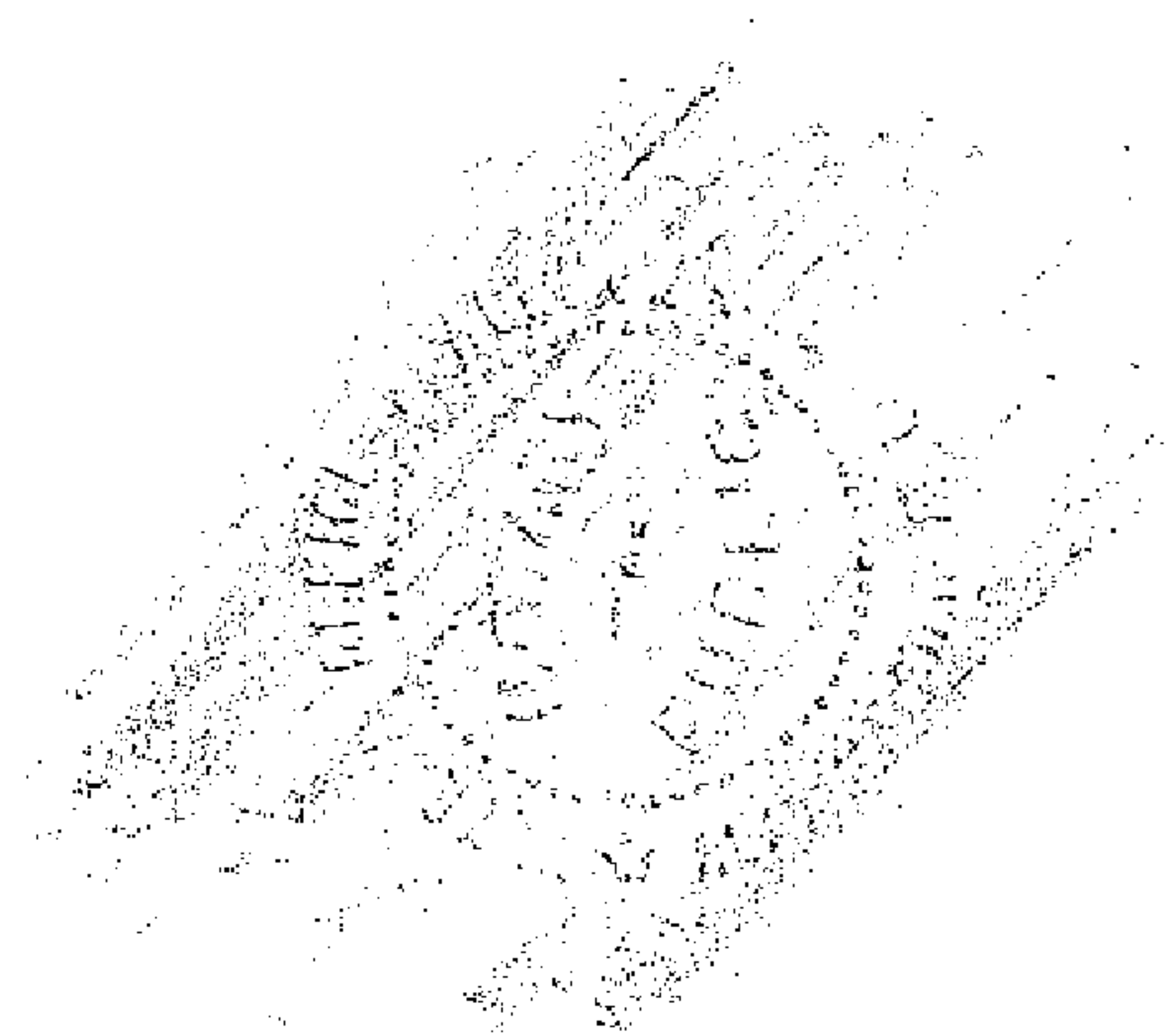
STATE OF ALABAMA
JEFFERSON COUNTY

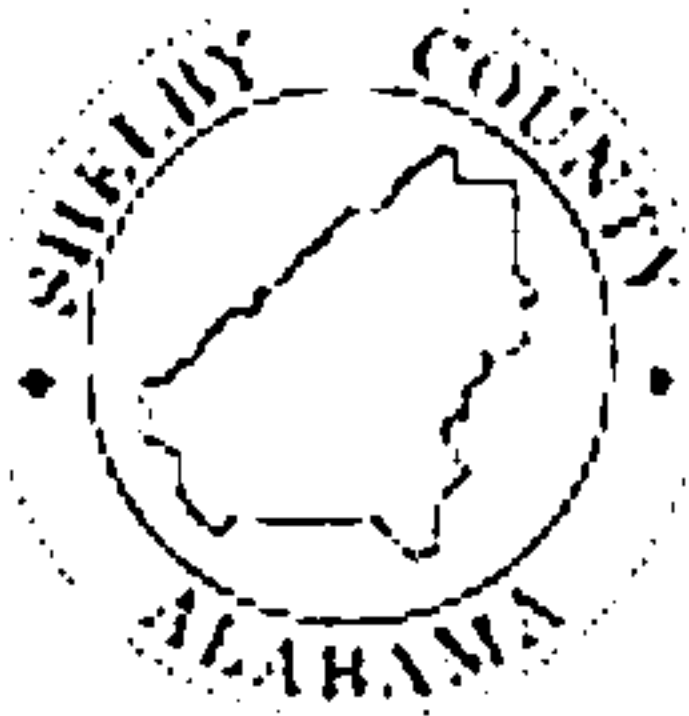
I the undersigned, a Notary Public in and for said County, in said State, hereby certify that Trustee of the Amy J. Hubbard, TTEE Irrevocable Trust and Amy J. Hubbard, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, being informed of the 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 9th day of August 2024.

[Signature]
Notary Public

My Commission Expires: 8-14-2026





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/27/2024 02:44:26 PM
 \$264.00 BRITTANI
 20240827000267680

Allen S. Beyl

Real Estate Sales Validation Form

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

Grantor's Name Amy J. Hubbard
 Mailing Address 136 Blue Springs
Alabaster, AL
35007

Grantee's Name Gloria Brown
 Mailing Address 606 Village Way
Pelham AL
35124

Property Address 136 Blue Springs
Alabaster, AL
35007

Date of Sale 8-9-2024
 Total Purchase Price \$ 235,000
 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
☒ 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 8-9-2024

☐ Unattested

(verified by)

Print

Sign

Amy S. Hubbard
[Signature]
 (Grantor/Grantee/Owner/Agent) circle one