

File No: AL24106603

Prepared by: Thomas Granville McCroskey, Esq., Alabama Bar No. 0066C36T, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

After Recording, Send to:
Boston National Title
400 Rouser Rd., Bldg. 2, 5th Floor
Coraopolis, PA 15108

Exempt: Section 40-22-1 (b)(2): Deed for nominal consideration for the purpose of perfecting the title to real estate.

Parcel Number: 27-2-04-0-000-003-004

SPECIAL WARRANTY DEED

Paul B. Brown, a married man, who acquired title as, a single person, joined in execution by his spouse, **Denise D. Brown**, ("Grantor"), of **2280 SALEM RD, MONTEVALLO, AL 35115**, for and in the consideration of \$0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration, in hand paid receipt of which is hereby acknowledged, grants, bargains, sells and conveys with covenants of special warranty to **Paul B. Brown**, a married man, ("Grantee"), whose tax mailing address is **2280 SALEM RD, MONTEVALLO, AL 35115**, the following described real estate:

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

Commence at the SE corner of the SW1/4 of the SE1/4 of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama; thence run westwardly along the South line of said 1/4-1/4 section for a distance of 630.0 feet to the Point of

Beginning; thence continue along the last described course for a distance of 636.0 feet to a point on the East margin of Shelby County Highway #15; thence turn an angle to the right of 86 degrees 57 minutes 42 seconds and run along said margin of said road for a distance of 169.0 feet; thence leaving said margin , turn an angle to the right of 93 degrees 02 minutes 18 seconds for a distance of 637.63 feet; thence turn an angle to the right of 87 degrees 30 minutes 52 seconds for a distance of 168.92 feet to the Point of Beginning.

Tax ID: 27-2-04-0-000-003-004

Property Address is: 2280 SALEM RD, MONTEVALLO, AL 35115

SOURCE OF TITLE Instrument No. 20050007000460410

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above and below, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever. Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but against no other.

Executed by the undersigned on September 20, 2024:

Paul B. Brown

Paul B. Brown

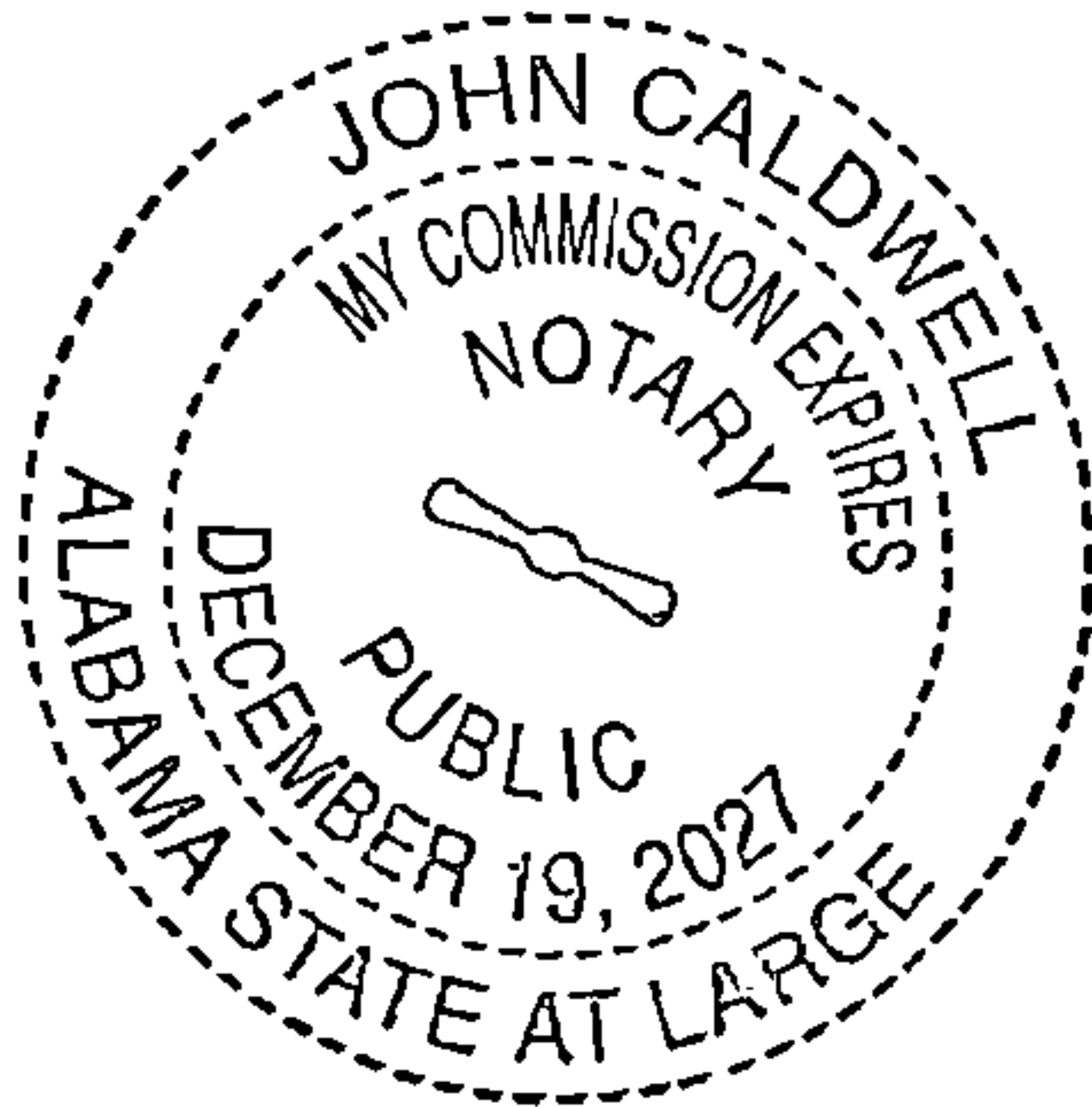
Denise D. Brown

Denise D. Brown

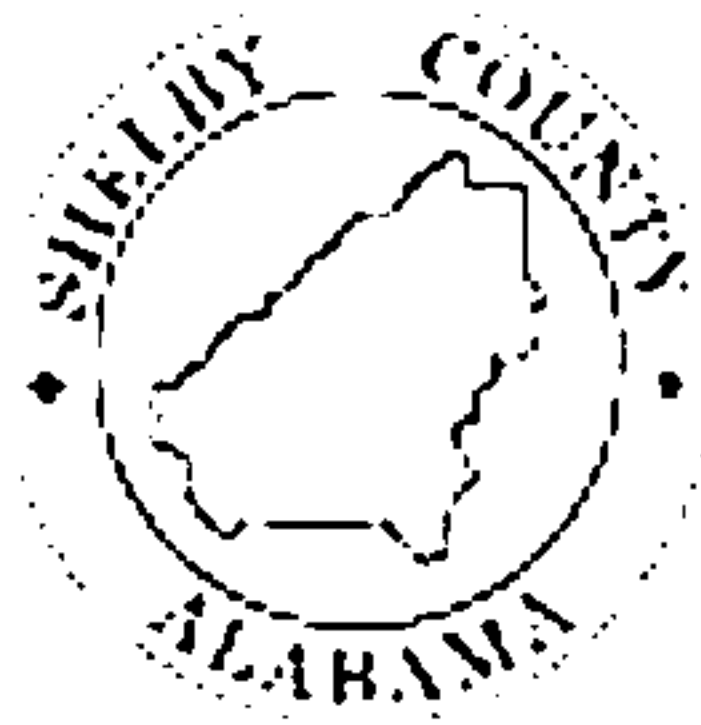
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Paul B. Brown** and **Denise D. Brown** personally known to me or has produced Driver License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged before me on this date, that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20 day of September, 2024.



John Caldwell
Notary Public



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/26/2024 11:06:10 AM
 \$32.00 PAYGE
 20240926000299150

Allen 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 Paul B. Brown
 Mailing Address 2280 SALEM RD,
MONTEVALLO, AL 35115

Grantee's Name Paul B. Brown
 Mailing Address 2280 SALEM RD,
MONTEVALLO, AL 35115

Property Address 2280 SALEM RD, MONTEVALLO,
AL 35115

Date of Sale SEPTEMBER, 20, 2024
 Total Purchase Price 0.00
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 30,580.00

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 9/20/24

Print Paul B Brown

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1