

This instrument prepared by:
JESSICA KIRK DRENNAN
500 Office Park Drive, Suite 100
Birmingham, AL 35223

SEND TAX NOTICE TO:
Haley Brandstater
537 Castlebridge Lane
Birmingham, AL 35242

Source of Title: Instrument #20230712000208570.

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that pursuant to Final Judgment of Divorce entered in Civil Action *Brandstater v. Brandstater*, DR-2023-900577, Shelby County, Alabama and for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by the Grantee herein, the receipt of which is acknowledged, we, **THOMAS BRANDSTATER**, an unmarried man, and **HALEY BRANDSTATER**, an unmarried woman, (hereinafter referred to as GRANTORS), do grant, bargain, sell and convey unto **HALEY BRANDSTATER** (herein referred to as GRANTEE), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 7, according to the Survey of Greystone, 5th Sector, Phase II, as recorded in Map Book 17, Page 118, in the Probate Office of Shelby County, Alabama.

Subject to: (1) 2024 ad valorem taxes not yet due and payable;
(2) all minerals and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.


TO HAVE AND TO HOLD to the said GRANTEE her heirs and assigns forever.

Grantors make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantors have neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantors.

THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED ANY TITLE OR SURVEY RELATED MATERIAL WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT GIVE ANY OPINION WITH RESPECT THEREOF.

Given under my hand and seal on this the 6th day of December, 2024.

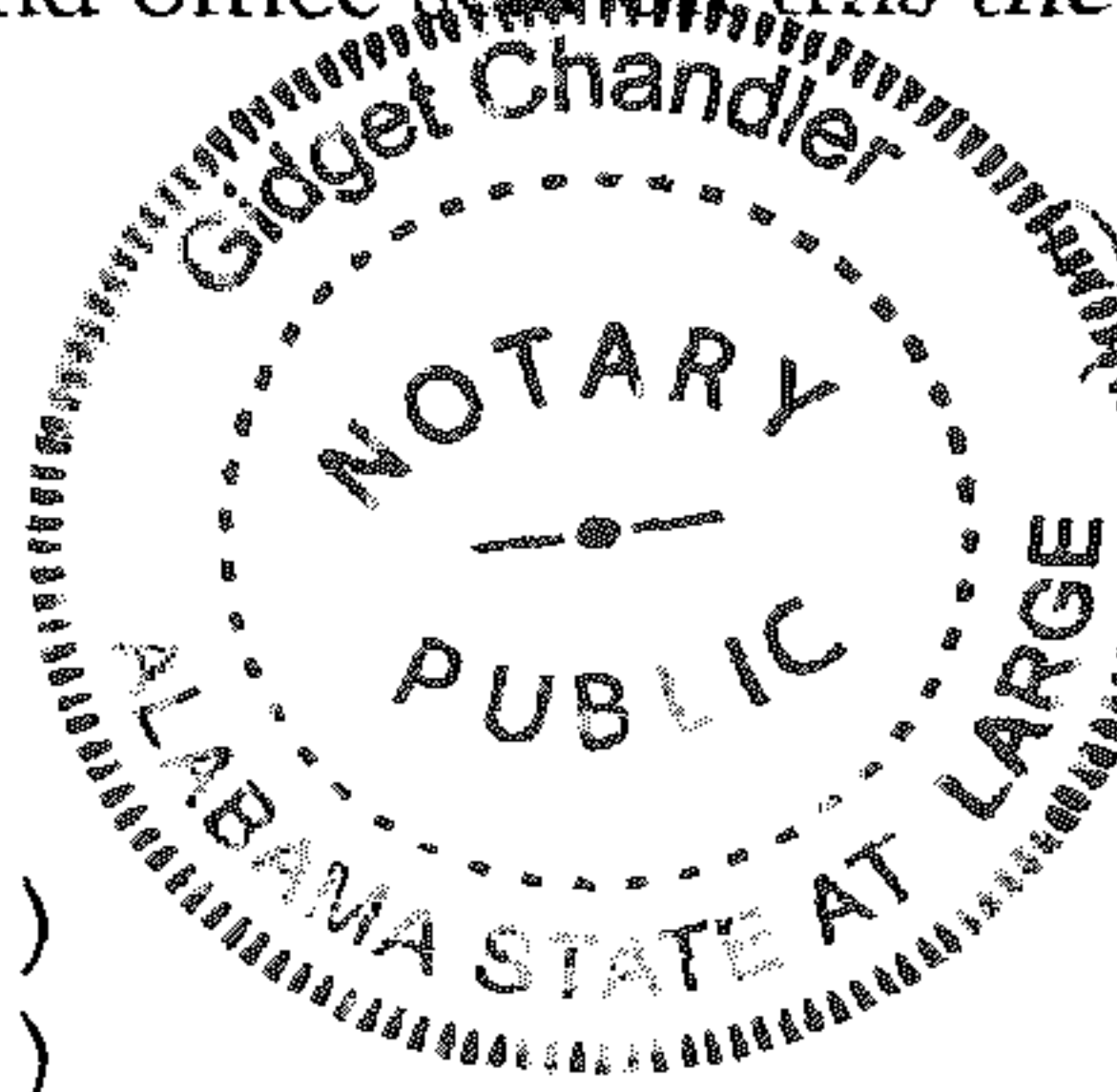

THOMAS BRANDSTATER


HALEY BRANDSTATER

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned authority, Notary Public for the State of Alabama, do hereby certify that **THOMAS BRANDSTATER** 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, executed the same voluntarily on the day that same bears date.

Given under my hand and office seal on this the 21st day of October, 2024

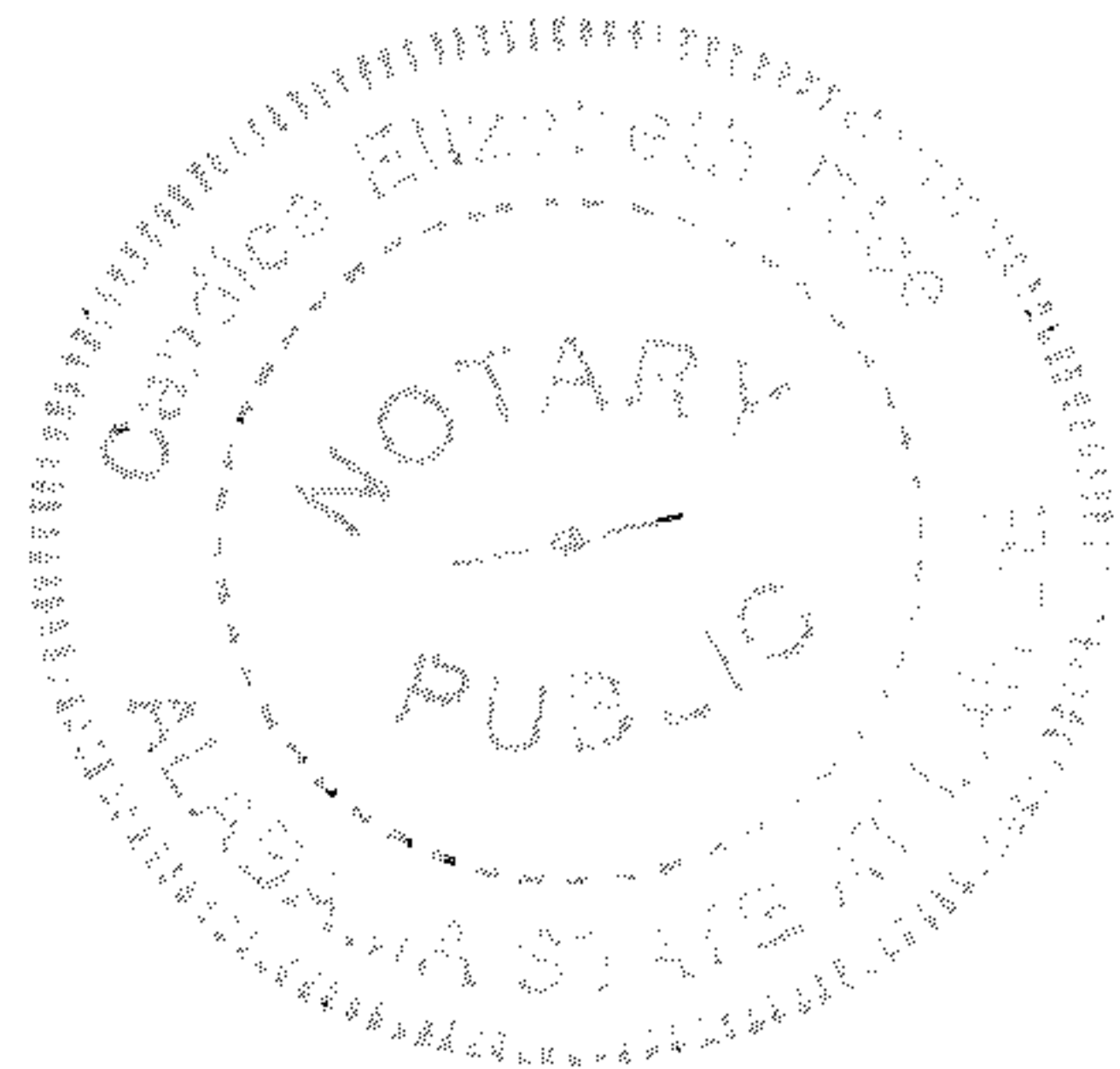


Gidget Chandler
Notary Public
My Commission Expires: 3.31.2028

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned authority, Notary Public for the State of Alabama, do hereby certify that **HALEY BRANDSTATER**, 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, executed the same voluntarily on the day that same bears date.

Given under my hand and office seal on this the 6th day of December, 2024



Candice Elizabeth Rice
Notary Public
My Commission Expires: 10/19/26



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/09/2024 08:23:44 AM
 \$599.00 BRITTANI
 20241209000377250

Alex S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Thomas Brandstater and Haley Brandstater
 Mailing Address 537 Castlebridge Lane
 Birmingham, AL 35242

Grantee's Name Haley Brandstater
 Mailing Address 537 Castlebridge Lane
 Birmingham, AL 35242

Property Address 537 Castlebridge Lane
 Birmingham, AL 35242

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 1,141,870 1/2 Value: \$570,935

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 Transfer to be paid on 1/2 Assessor Mkt. Value
☐ 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 12/16/24

Print Amanda Breen

☐ Unattested

Sign Amanda Breen

(verified by)

(Grantor/Grantee/Owner/Agent) circle one