

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Christopher Brown & Kaitlyn Brown
164 Hackberry Circle
Chelsea, AL 35043

GENERAL WARRANTY DEED
With Right of Survivorship

This deed was prepared without the benefit of a survey or that of a title search.

STATE OF ALABAMA

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COUNTY OF Shelby

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KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF Five Hundred Dollars and NO/100 (\$500.00) to the undersigned grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Brown Capital Ventures LLC, an Alabama Limited Liability Company, (herein referred to as Grantor), grant, sell, bargain and convey unto, Christopher M. Brown and Kaitlyn J. Brown (herein referred to as Grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

Unit 118, in Cambrian Wood Condominium, by Laws and Amendments Thereto as established by Declaration of Condominium, BY-Laws and Amendments thereto as recorded in Misc. Book 12, Page 87 in the Probate office of Shelby County, Alabama, and Amended by Misc Book 13, Page 2 and Misc Book 13 Page 4 and Misc Book 13 Page 344 in said Probate Office, together with an undivided 0.0133124% interest in the common elements as set forth in said Declaration, as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And Grantor does for itself and for its successors and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his/her hand and seal, this 6th day of February, 2025.

Brown Capital Ventures LLC, an Alabama Limited Liability Company

Christopher M. Brown

By: Christopher M. Brown, its Member

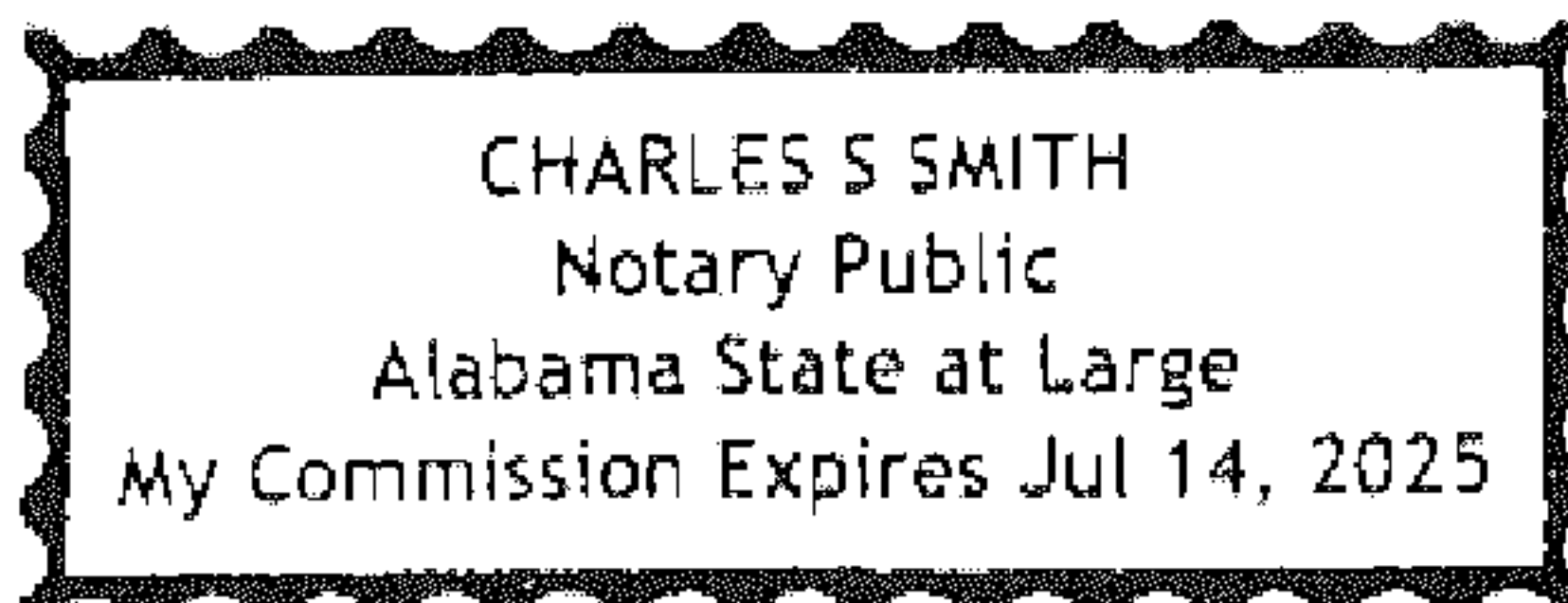
STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Christopher M. Brown, whose name as Member of Brown Capital Ventures LLC**, is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6 day of February, 2025.

Notary Seal



[Signature]

Notary Public

My commission expires:

Brown Capital Ventures LLC, an Alabama Limited Liability Company

Kaitlyn J. Brown

By: Kaitlyn J. Brown, its Member

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Kaitlyn J. Brown, whose name as Member of Brown Capital Ventures LLC**, is signed to the foregoing deed 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.

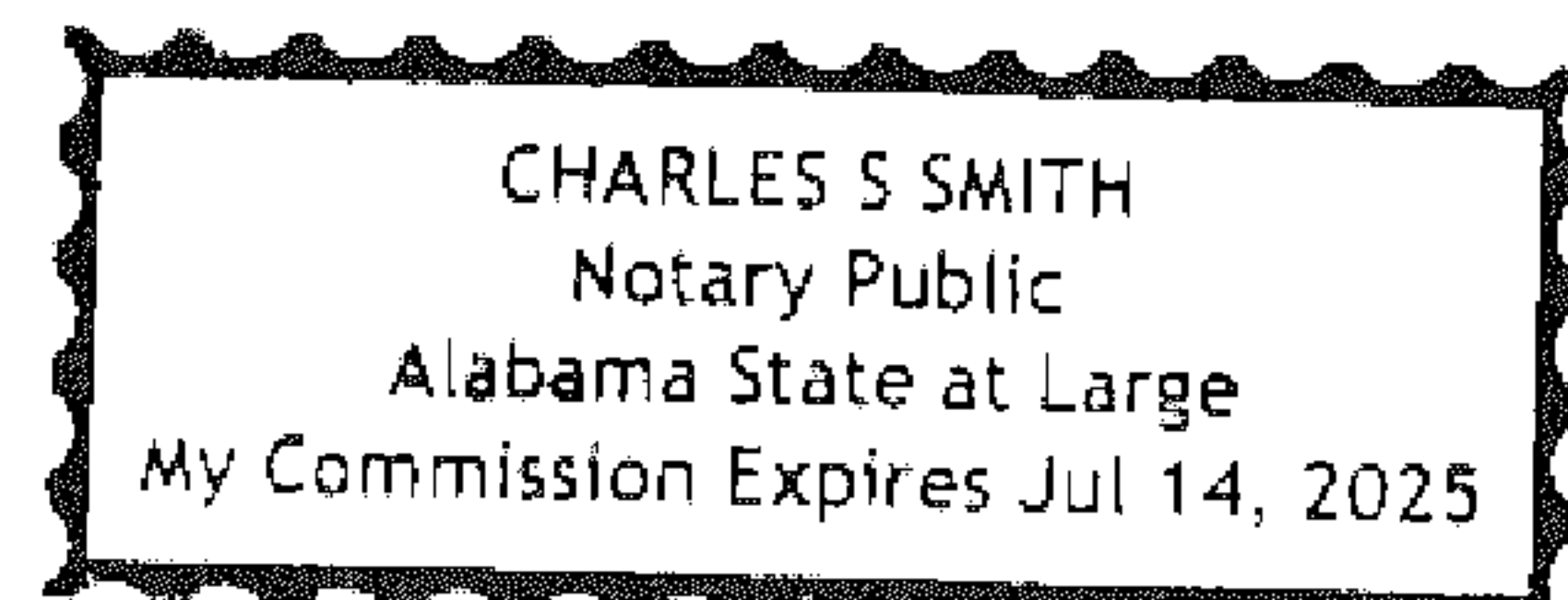
Given under my hand and official seal this the 6 day of February, 2025.

Notary Seal

[Signature]

Notary Public

My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name Brown Capital Ventures LLC Grantee's Name Christopher M. Brown
 Mailing Address 164 Hackberry Circle Mailing Address Kathryn J. Brown
Chelsea AL 35043 164 Hackberry Circle
Chelsea AL 35043

Property Address 118 Cambrian Way
Birmingham AL 35242

Date of Sale X
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 206,000.00

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

Tax Assessed Value

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 X 02/06/2025

Print

Christopher M. Brown

Unattested

(verified by)

Sign

Christopher M. Brown
 (Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/06/2025 12:48:50 PM
 \$234.00 JOANN
 20250206000036980

Print Form

Form RT-1

Allen S. Bayl

