


*This deed is prepared without the benefit of title insurance or title examination or survey at the request of the grantor and grantee herein. No certification is made as to title. No certification is made as to easements and encroachments, if any.*

Document Prepared By:  
Robert Scott Dooley, P.C.  
118 18<sup>th</sup> Street North  
Bessemer, AL 35020

  
20250226000056710 1/3 \$278.50  
Shelby Cnty Judge of Probate, AL  
02/26/2025 08:53:43 AM FILED/CERT

Send Tax Notice To:  
Timothy A. Browning  
Angelea Y. Browning  
112 Little Fawn Lane  
Alabaster, AL 35007

**GENERAL WARRANTY DEED/ JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

STATE OF ALABAMA     }  
COUNTY OF SHELBY    }

**KNOW ALL MEN BY THESE PRESENTS, THAT IN CONSIDERATION OF love and affection, and in order to clear title, we, Timothy A. Browning and wife, Angelea Y. Browning, herein referred to as Grantor(s)), grant, sell, bargain and convey unto Timothy A. Browning and wife, Angelea Y. Browning, (herein referred to as Grantee(s)), 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 the following described real estate, situated in **SHELBY** County, Alabama to wit:**

**Lot 15 Sector 2 according to the Survey of Apache Ridge Sectors 2 and 3 as recorded in Map Book 16, Page 60, Shelby County, Alabama Records.**

**Property Address: 112 Little Fawn Lane, Alabaster, AL 35007**

**Source of Title: Instrument #20020508000216980, Judge of Probate, Shelby County, Alabama**

*The above-described real property is the homestead of the Grantor and Grantee.*

Subject to any and all easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due. Also subject to any mortgage currently due.

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) and their heirs, successors and assigns forever.

AND THE GRANTORS, we do for ourselves and for our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend that same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands and seals, this 16<sup>th</sup> day of July, 2024.

GRANTORS

  
Timothy A. Browning

  
Angelea Y. Browning

Shelby County, AL 02/26/2025  
State of Alabama  
Deed Tax: \$250.50

STATE OF ALABAMA )  
JEFFERSON COUNTY )



20250226000056710 2/3 \$278.50  
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**GENERAL ACKNOWLEDGMENT**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Timothy A. Browning and Angelea Y. Browning**, whose names 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 16<sup>th</sup> day of July 2024.

  
NOTARY PUBLIC  
My Commission Expires: 1-25-2025





# Real Estate Sales Validation Form

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

Grantor's Name Timothy Browning  
Mailing Address 112 Little Fawn Ln  
Alabaster AL  
35007

Grantee's Name Angela Browning  
Mailing Address 112 Little Fawn Ln  
Alabaster AL  
35007

Property Address 112 Little Fawn  
Lane Alabaster AL  
35007

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 250,500



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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 2/26/25

Print Tim Browning

Unattested

(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1