

SEND TAX NOTICE TO:

Mary Lois Brewer

3156 Sunny Meadows Lane

Birmingham, AL 35242

This instrument was prepared by:

Wendy Hartley Gregerson, Attorney
5501 Highway 280, Suite 301
Birmingham, AL 35242



20250312000074040 1/2 \$292.50
Shelby Cnty Judge of Probate, AL
03/12/2025 09:53:02 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and no/100 Dollar (\$10.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Mary Lois Brewer**, a widow, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mary Lois Brewer**, a widowed woman, **Jeffrey O'Neal Brewer**, a single man, **Jarrold O'Neal Brewer**, a single man and **Justin Hunter Brewer**, a married man, (herein referred to as Grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to be held jointly, with right of survivorship to the others, to-wit:

Lot 16, Block 4, according to the Survey of Sunny Meadows, as recorded in Map Book 8, pages 18 A, B, and C in the Probate Office of Shelby County, Alabama.
Subject to easements and restrictions of record, and current state, county and city taxes.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

I do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators 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, I have hereunto set my hand and seal, this 22nd day of March, 2022.

Mary Lois Brewer
Mary Lois Brewer

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Lois Brewer, 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, she executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 22nd day of March, 2022.

Shelby County, AL 03/12/2025
State of Alabama
Deed Tax: \$266.50

Wendy Hartley
Notary Public
My Commission Expires: 3/22/26

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Mary Lois Brewer
3156 Sunny Meadows Lane
Birmingham, AL 35242

Grantee's Name
Mailing Address

Jeffrey O'Neal Brewer
3156 Sunny Meadows Ln
Birmingham, AL 35242

Property Address

3156 Sunny Meadows Lane
Birmingham, AL 35242

Date of Sale

3-22nd-2022

Total Purchase Price

\$ 10.00

or

Actual Value

\$

or

Assessor's Market Value

\$ 266,500

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

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 _____

Print

Alexis Brewer

Sign

Alexis Brewer

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1