

THIS DEED PREPARED BY:

Kent Walker, Esq.
Walker Estate Planning
6075 Barfield Road
Atlanta, GA 30328



20250505000134170 1/3 \$876.50
Shelby Cnty Judge of Probate, AL
05/05/2025 03:18:25 PM FILED/CERT

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Brandon L. Taylor, an unmarried man, whose mailing address is 3760 Keswick Circle, Birmingham, AL 35242** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto the **Brandon Lance Taylor Trust Dated 12-2-24, Brandon Lance Taylor, Trustee** (herein referred to as "Grantee") the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 20, ACCORDING TO THE SURVEY OF MEADOWBROOK 5TH SECTOR, 3RD PHASE, AS RECORDED IN MAP BOOK 10, PAGE 27 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Commonly Known as 3760 Keswick Circle, Birmingham, AL 35242
Parcel ID: 10 1 01 0 001 001.115

Subject to easements and restrictions of record.

To Have and To Hold the aforegranted premises to the said Grantee, its successors and assigns forever.

And the said Grantor do, for their self, their heirs and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 05/05/2025
State of Alabama
Deed Tax: \$848.50

In Witness Whereof, the said Grantor has set their hand and seal this 2 day of

DECEMBER, 2024.

[Signature]
WITNESS

[Signature] {L.S.}
BRANDON L. TAYLOR

STATE OF Alabama
COUNTY OF Jefferson


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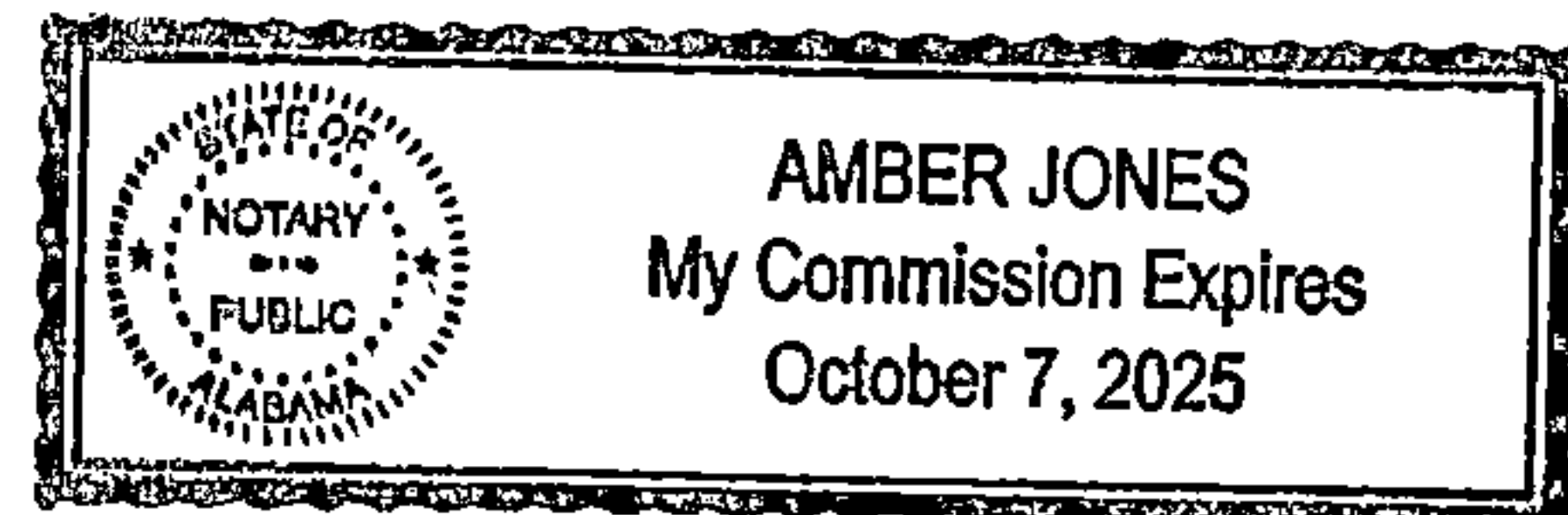
I, the undersigned notary public, in and for said county and state, hereby certify that **BRANDON L. TAYLOR**, an unmarried man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 2nd day of December, 2024.

[Signature]
Notary Public:
My commission expires: Oct. 7, 2025

GRANTEE'S MAILING ADDRESS:

3760 Keswick Circle
Birmingham, AL 35242



Real Estate Sales Validation Form

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

Grantor's Name Brandon L. Taylor
Mailing Address 3760 Keswick Circle
Birmingham, AL 35242

Grantee's Name Brandon Lance Taylor Trust
Mailing Address 3760 Keswick Circle
Birmingham, AL 35242

Property Address 3760 Keswick Circle
Birmingham, AL 35242

Date of Sale 12/2/24
Total Purchase Price \$

or
Actual Value \$ 848,300⁰⁰

or
Assessor's Market Value \$

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 12-02-24

Print Brandon LANCE TAYLOR

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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