WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Five Hundred Eight Thousand and No/100 Dollars (\$508,000.00) and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, Debra A. Brawley and Emery J. Brawley, a married couple (herein referred to as grantor), grant, bargain, sell and convey unto Scott Augustus Arnold and Diane Kay Arnold (herein referred to as grantees) for and during their joint lives, and upon death of any of them, then to the survivor(s) of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 41, according to the Survey of Saddle Lake Farms Condominiums, as recorded in Map Book 20, Page 20A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

For ad valorem tax purposes only, the address of the above-described property is 149 Canter Way Alabaster, AL 35007.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights-of-way of record and easements heretofore imposed upon the subject property.

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

And 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, except as herein above provided; that I have a right to sell and convey the same as aforesaid; and that I will, and my heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

In Witness Whereof, I have 2025.	we hereunto set my hand and seal this2 day of May,
	Debra A. Brawley Debra A. Brawley Debra A. Brawley, as Attorney In-Fact for Emery J. Brawley Fact for Emery J. Raw
STATE OF ALABAMA COUNTY OF JEFFERSON)
that Debra A. Brawley, both ind whose names are signed to the for before me on this day, that being it	, a Notary Public in and for said County and State hereby certify dividually and as Attorney-In-Fact for Emery J. Brawley, egoing conveyance, and who are known to me, acknowledged informed of the contents of the conveyance, they executed the ed authority on the day the same bears date.

ON ACH 2, 202 TO NOTARY PUBLIC

Given under my hand and official seal this the $\frac{2^{ud}}{2^{ud}}$ day of May, 2025.

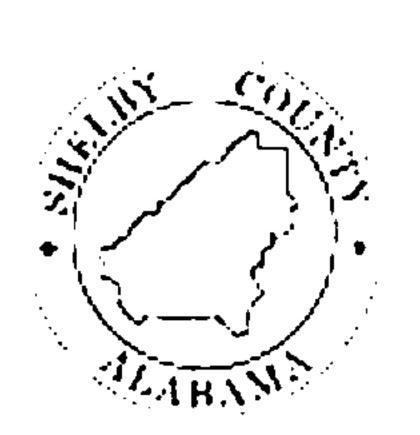
My Commission Expires: $\frac{3}{2}$

THIS INSTRUMENT PREPARED BY:

David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:

Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/09/2025 02:02:21 PM
\$536.00 PAYGE

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Form RT-1

Real Estate Sales Validation Form

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

Grantor's Name	<u>Debra A. Brawley</u>	Grantee's Name <u>Scott Augustus Arnold</u>
Mailing Address	149 Canter Way	Mailing Address <u>149 Canter Way</u>
	<u>Alabaster, AL 35007</u>	Alabaster, AL 35007
Property Address	149 Canter Way Alabaster, AL 35007	Date of Sale <u>May 2, 2025</u> Total Purchase Price \$508,000.00
		or
		Actual Value <u>\$</u>
		or Assessor's Market Value <u>\$</u>
•	one) (Recordation of docur	n this form can be verified in the following documentary mentary evidence is not required) Appraisal Other
Closing State	ment	
	document presented for rec f this form is not required.	cordation contains all of the required information referenced
		Instructions
	nd mailing address - provide eir current mailing address.	the name of the person or persons conveying interest
Grantee's name a to property is bein		e the name of the person or persons to whom interest
Property address	- the physical address of the	e property being conveyed, if available.
Date of Sale - the	date on which interest to the	e property was conveyed.
•	ice - the total amount paid for your the instrument offered for a	or the purchase of the property, both real and personal, record.
conveyed by the i		the true value of the property, both real and personal, being . This may be evidenced by an appraisal conducted by a narket value.
excluding current responsibility of va	use valuation, of the propert	determined, the current estimate of fair market value, by as determined by the local official charged with the ax purposes will be used and the taxpayer will be penalized (h).
accurate. I further		that the information contained in this document is true and tatements claimed on this form may result in the imposition 975 § 40-22-1 (h).
Date <u>May 2, 2025</u>		Print Leanne & Ward
Unattested		Sign VXM M M/M
	(verified by)	(Grantor/Grantee/Owner/Agent) circle one