



20250801000235340 1/3 \$381.50
Shelby Cnty Judge of Probate, AL
08/01/2025 01:17:37 PM FILED/CERT

Send tax notices and after recording mail to:

245 Forest Parkway
Alabaster, Alabama 35007

Prepared By:

Gregory Varner & Associates
Post Office Box 338
Ashland, Alabama 36251

Parcel No.: 23 8 27 0 000 002.004

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that GWENDOLYN TILGHMAN, formerly known as Gwendolyn J. Brown, a single person (the "Grantor"), for and in consideration of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration paid by **LENARD G. BROWN, ("Grantee")**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, and conveys unto the Grantee in together with every contingent remainder and right of reversion, the following described real property situated in **Shelby County, Alabama, to wit:**

Lot 4, according to the Survey of Park Forest Subdivision, 6th Sector, as recorded in Map book 17 page 92 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

The above-described property is the Grantor's homestead.

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting the above-described property.

No title work was performed nor requested, and the scrivener makes no warranties, nor does he or she express an opinion, as to the Grantor's title, or lack thereof.

GRANTOR HEREBY RESERVES A LIFE ESTATE IN SAID PROPERTY FOR HER LIFETIME.

And I do, for myself and for my heirs and personal representatives covenant with said Grantee and his or her heirs, successors, and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs and personal representatives shall warrant and defend the same unto the Grantee and his or her heirs, successors, and assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, hereto sets his or her signature and seal, this the 17 day of July, 2025.

GRANTOR :

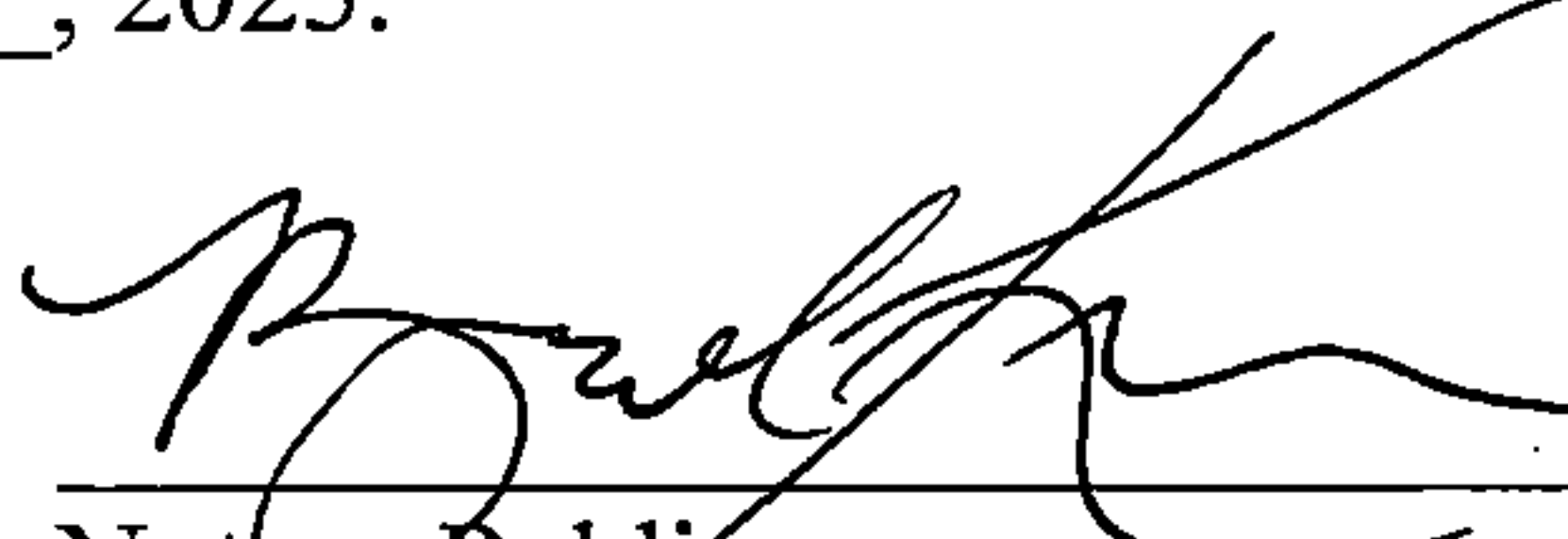

GWENDOLYN TILGHMAN

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that **GWENDOLYN TILGHMAN**, 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 said conveyance, he or she executed the same voluntarily on the day the same bears date. Given under my hand this the 17 day of July, 2025.

(NOTARY SEAL)

BROOKE KUYKENDALL
Notary Public, Alabama State at Large
My Commission Expires March 31, 2027


Notary Public

My Commission Expires: 3/31/27

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

Gwendolyn Tilghman
245 Forest Parkway
Alabaster, AL 35007

Grantee's Name
Mailing Address

LeNard Brown
245 Forest Parkway
Alabaster, AL 35007

Property Address

245 Forest Pky
Alabaster, AL 35007

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$353,050



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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 _____

Print _____

Unattested

(verified by)

Sign

Gwendolyn Tilghman

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1