



20250815000250780 1/2 \$51.00
Shelby Cnty Judge of Probate, AL
08/15/2025 11:22:23 AM FILED/CERT

10,000

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Sandra Brantley Campbell
BX 242566
Montgomery, AL 36117

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection and to regulate a family descent and distribution, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **FREDDIE LOIS BRANTLEY**, of 541 Highway 17, Montevallo, AL 35115, an unremarried widow, do grant, bargain, sell, and convey unto **SANDRA BRANTLEY CAMPBELL**, a married woman, of BX 242566, Montgomery, AL 36117 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A house and lot at 525 Highway 17, Montevallo, AL 35115, formally described as: That part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of §17, Twp 22S, Range 3W, described as: Commencing at the SW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said §17, run N along the E margin of the right of way line of the Montevallo and Dogwood public road (Shelby County Highway 17) $\pm$ 660 feet to the S bank of a ditch crossing said Highway 17 for a Point of Beginning: Run thence S along the E right of way line of said Highway 17 129 yards to a stob; run thence E 80 yards to a post; run thence N and parallel with Highway 17 to the S bank of said ditch or gulley; run thence W along the S bank of said ditch or galley 80 yards to the point of beginning. Containing $\pm$ 1.96 acres, and assigned property tax identification number 27 4-17 3-002 013. Dimensions on tax description vary.

Source of title: A warranty deed, jointly for life with remainder to survivor, to Lois Brantley and her husband Willie A Brantley, executed 17 June 1981 and recorded on 17 June 1981 at book 333, pag3 427 in the Shelby County Alabama Probate Office. Willie A Brantley died in January 2016 at 541 Hwy17, Montevallo, AL 35115 without alienating his interest in this property.

Shelby County, AL 08/15/2025
State of Alabama
Deed Tax: \$26.00



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This property has been appraised at \$25,540 as of 2018 by the Shelby County Revenue Commissioner.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, her heirs and assigns forever.

FREDDIE LOIS BRANTLEY, does for herself and for her administrators, heirs, and successors covenant with the said grantee, her heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her administrators, heirs, and successors shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I, **FREDDIE LOIS BRANTLEY**, have set my hand and seal, this 08 October 2018.

Witness:

Steve Sears

Freddie Lois Brantley (Seal)
FREDDIE LOIS BRANTLEY

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **FREDDIE LOIS BRANTLEY**, whose name is signed to the foregoing conveyance, and who is (made) 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 08 October 2018.

Steve Sears

Notary public

My commission expires 22 March 2022

Property address: 525 Highway 17
Montevallo, AL 35115