


Prepared by:
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1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Real Value, LLC

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

WARRANTY DEED


20140925000300600 1/3 \$47.50
Shelby Cnty Judge of Probate, AL
09/25/2014 10:43:20 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWENTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$27,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **JUNE BRASHER, a married woman** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **REAL VALUE, LLC** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

\$27,500.00 of the above-recited purchase price was paid in cash.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

Subject property is not the homestead of the Grantor or her spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 10th day of September, 2014.

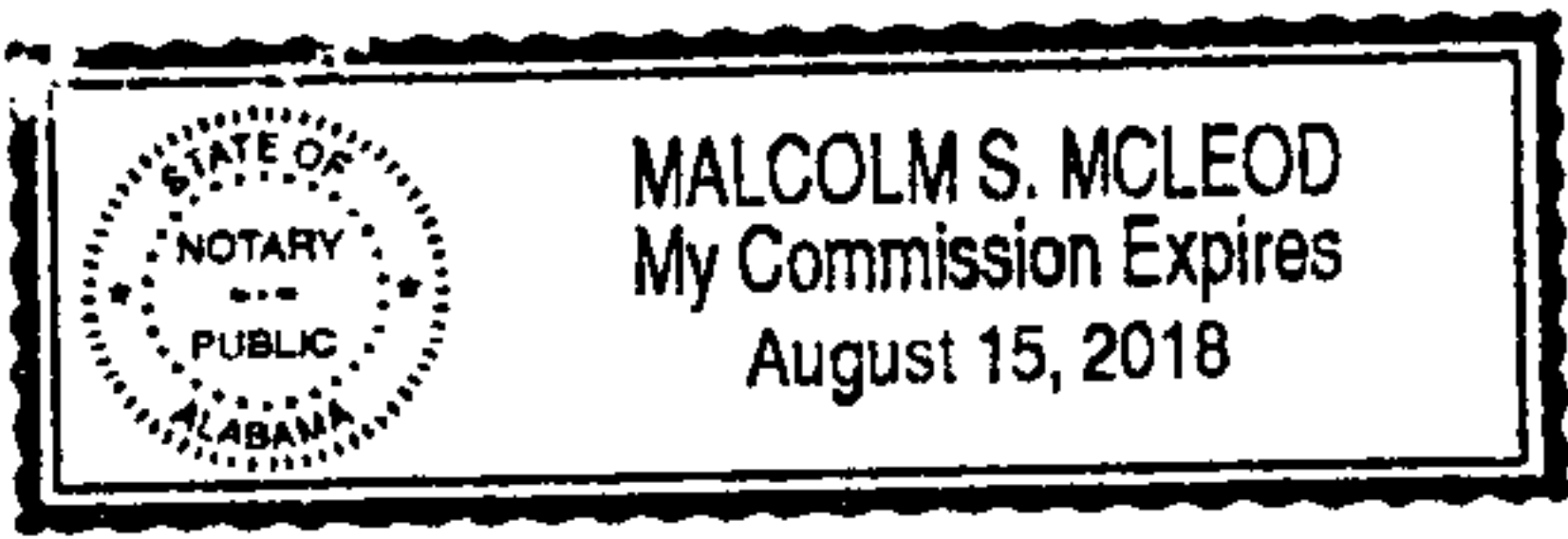

JUNE BRASHER

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JUNE BRASHER**, 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of September, 2014.

NOTARY PUBLIC
My commission expires:



Shelby County, AL 09/25/2014
State of Alabama
Deed Tax: \$27.50

Exhibit A, Legal Description

COMMENCE AT THE NE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE S85°51' 49" W A DISTANCE OF 1,388.37'; THENCE S02°40'14"E, A DISTANCE OF 350.11' TO THE POINT OF BEGINNING; THENCE N85°51'49"E, A DISTANCE OF 700.37'; THENCE S06°31'29"E, A DISTANCE OF 160.55'; THENCE S83°31'01"W, A DISTANCE OF 712.40'; THENCE N02°42'14"W, A DISTANCE OF 189.64' TO THE POINT OF BEGINNING.



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Real Estate Sales Validation Form

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

Grantor's Name JUNE BRASHER

Grantee's Name REAL VALUE, LLC

Mailing Address 106 SAWMILL TRACE
ALABASTER, AL 35007

Mailing Address 1855 SMOKEY ROAD
ALABASTER, AL 35007

Property Address LOT ON SMOKEY ROAD
ALABASTER, AL 35007

Date of Sale September 10, 2014

Total Purchase Price \$27,500.00

or

Actual Value \$

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
 X 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 September 10, 2014

Print Malcolm S. McLeod

 Unattested

Judith L. Hargrove
(verified by)

Sign *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
March 8th, 2018



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