

Send Tax Notice to:

Mr. and Mrs. Jeremy Scott Sutton  
84 Coy Drive  
Chelsea, Alabama 35043

This instrument was prepared by:  
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD  
113 North Main Street  
P. O. Box 587  
Columbiana, Alabama 35051

**STATUTORY WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of the provisions in the Last Will and Testament of Coy M. Brasher, deceased, as admitted to probate by the Probate Court of Shelby County, Alabama, in Case No. PR-2020-000599, and One and 00/100 Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, **KIMBERLY SHAY SUTTON**, a married woman, **CODY LEE BRASHER**, a married man, **COURTNEY MEGHAN CARLISTO**, a married woman, individually and as Personal Representatives of the Estate of Coy M. Brasher, deceased, and **JEREMY SCOTT SUTTON**, a married man (herein referred to as Grantors), do grant, bargain, sell and convey unto **KIMBERLY SHAY SUTTON** and husband, **JEREMY SCOTT SUTTON** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, and Lot 3, according to the Final Plat of Coy Brasher Family Subdivision, as recorded in Map Brook 54, page 69, in the Probate Office of Shelby County, Alabama.

Also, including and subject to a 20' non-exclusive ingress/egress right-of-way easement shown on the Final Plat of Coy Brasher Family Subdivision, as recorded in Map Brook 54, page 69, in the Probate Office of Shelby County, Alabama, which is more particularly identified as Coy Drive, and traverses the Family Subdivision in a Northerly direction from at or near Pickle Drive to the SW corner of Lot 4 in said Final Plat of Coy Brasher Family Subdivision, fully providing access to Lot 4.

Subject to (Pickle Drive) easement that runs in a Southeasterly direction across the Southern part of Lot 1 as shown on the Final Plat of Coy Brasher Family Subdivision, as recorded in Map Book 54, page 69, in the Probate Office of Shelby County, Alabama.

According to survey of Rodney Shiflett, P. L. S. #21784, and as shown on plat recorded in Map Brook 54, page 69, in the Probate Office of Shelby County, Alabama.

Subject to easement as identified on Statutory Warranty Deed to Kimberly Shay Sutton, Cody Lee Brasher, and Courtney Meghan Carlisto, which is executed this date, and provides ingress and egress to parcel adjacent and north





of Coy Brasher Family Subdivision as shown on Final Plat, recorded in Map Book 54, page 69, in the Probate Office of Shelby County, Alabama.

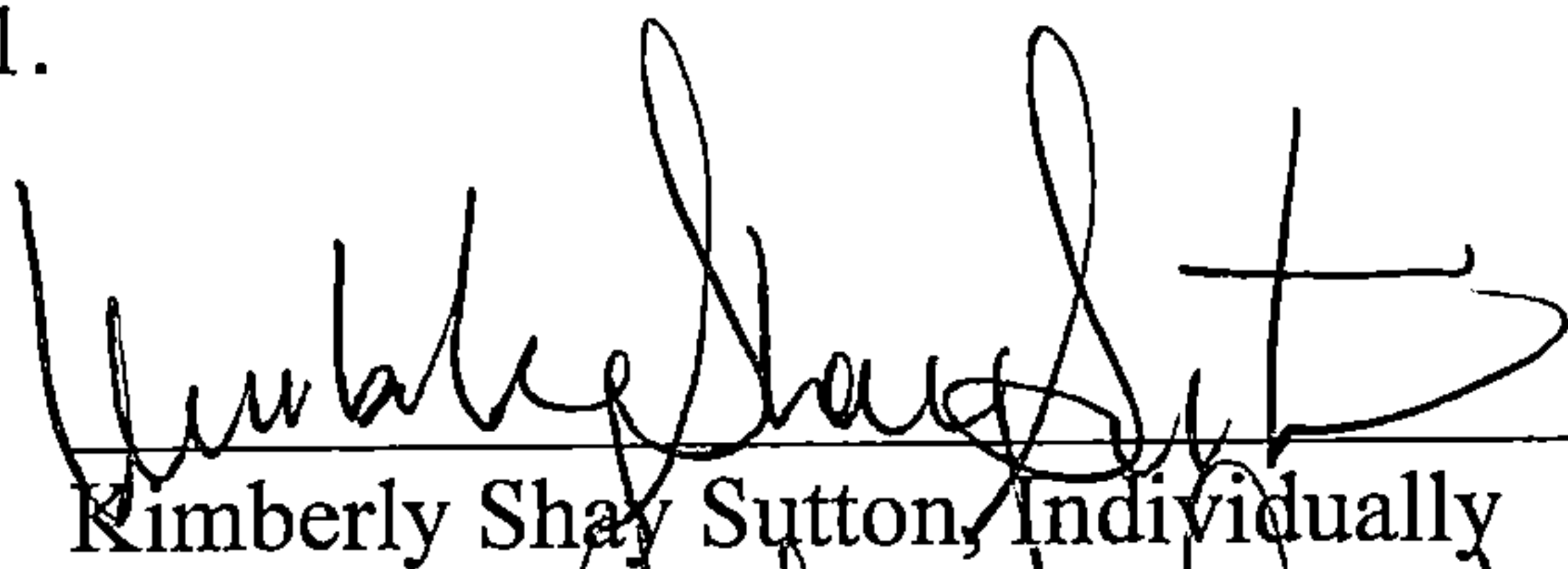
Coy M. Brasher died on or about June 16, 2020, and his Last Will and Testament was admitted to probate by the Probate Court of Shelby County, Alabama, on August 30, 2020, in Case No. PR-2020-000599. The Grantors, Kimberly Shay Sutton, Cody Lee Brasher, and Courtney Meghan Carlisto, were issued Letters Testamentary, and appointed as the Personal Representatives of said Estate, and also, are the devisees in the Last Will and Testament of Coy M. Brasher, deceased, of the real property set forth in the Final Plat of the Coy Brasher Family Subdivision. Margaret A. Brasher, the wife of Coy M. Brasher, died on or about February 22, 2012, while married to Coy M. Brasher. The said Coy M. Brasher and Margaret A. Brasher were the paternal grandparents of Grantors, Kimberly Shay Sutton, Cody Lee Brasher, and Courtney Meghan Carlisto.

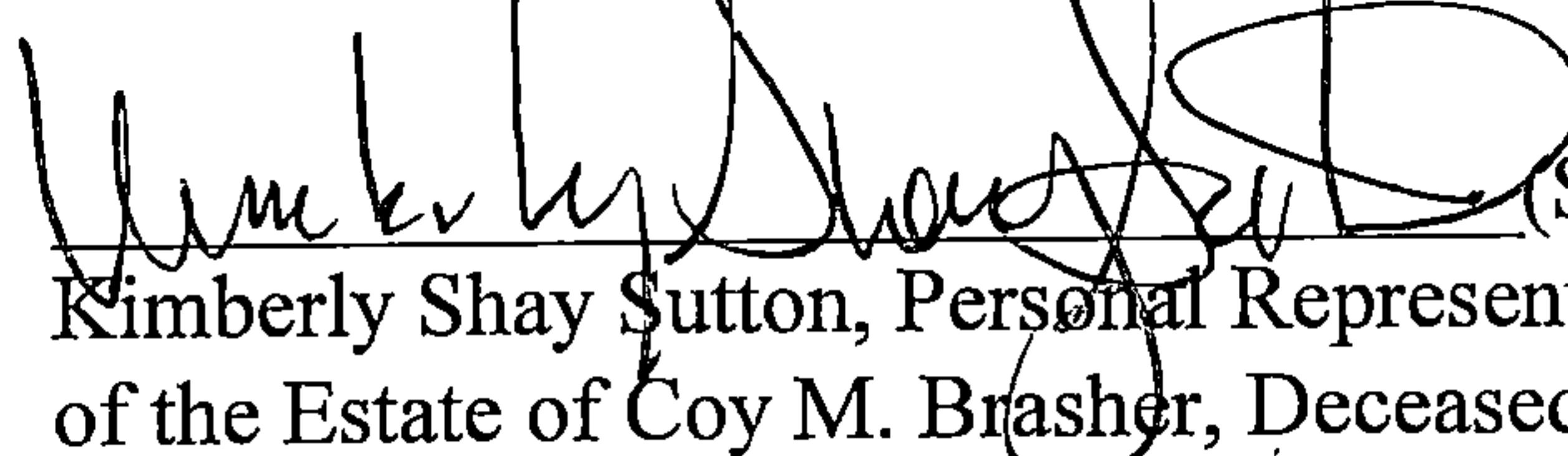
The conveyance of Grantor Jeremy Scott Sutton is limited to that part of the Coy Drive easement in which he has an interest, including that part of the easement which crosses the Northwest side of the property lying between Lot 1 and Lot 3, which are owned by Grantors Jeremy Scott Sutton and Kimberly Shay Sutton, and is a part of their homestead.


The above described property conveyance does not constitute any part of the homestead of the Grantors or their spouses, with the exception of that part of the Coy Drive easement which crosses the property lying between Lot 1 and Lot 3, and is conveyed herein by Grantors Kimberly Shay Sutton and husband, Jeremy Scott Sutton.


TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15<sup>th</sup> day of September, 2021.

 (SEAL)  
 Kimberly Shay Sutton, Individually

 (SEAL)  
 Kimberly Shay Sutton, Personal Representative  
 of the Estate of Coy M. Brasher, Deceased

 (SEAL)  
 Cody Lee Brasher, Individually

 (SEAL)  
 Cody Lee Brasher, Personal Representative of  
 the Estate of Coy M. Brasher, Deceased

Courtney Meghan Carlito (SEAL)  
Courtney Meghan Carlito, Individually

Courtney Meghan Carlito (SEAL)  
Courtney Meghan Carlito, Personal  
Representative of the Estate of Coy M. Brasher,  
Deceased

Jeremy Scott Sutton (SEAL)  
Jeremy Scott Sutton, Individually

STATE OF ALABAMA   )  
SHELBY COUNTY       )

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Kimberly Shay Sutton, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 15<sup>th</sup> day of September, 2021.

Kim M. Foster (SEAL)  
Notary Public  
My Commission Expires: 1-3-23

STATE OF ALABAMA   )  
SHELBY COUNTY       )

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Kimberly Shay Sutton, whose name as Personal Representative of the Estate of Coy M. Brasher, deceased, 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, she, in her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand this the 15<sup>th</sup> day of September, 2021.

Kim M. Foster (SEAL)  
Notary Public  
My Commission Expires: 1-3-23

STATE OF ALABAMA   )  
SHELBY COUNTY       )

I, the undersigned authority, a notary public in and for said County, in said State,



hereby certify that Cody Lee Brasher, a married 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, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 15<sup>th</sup> day of September, 2021.

Kimi M. Foster (SEAL)  
Notary Public  
My Commission Expires: 1-3-23

STATE OF ALABAMA    )  
SHELBY COUNTY        )

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Cody Lee Brasher, whose name as Personal Representative of the Estate of Coy M. Brasher, deceased, 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, he, in his capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand this the 15<sup>th</sup> day of September, 2021.

Kimi M. Foster (SEAL)  
Notary Public  
My Commission Expires: 1-3-23

STATE OF ALABAMA    )  
SHELBY COUNTY        )

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Courtney Meghan Carlisto, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 15<sup>th</sup> day of September, 2021.

Kimi M. Foster (SEAL)  
Notary Public  
My Commission Expires: 1-3-23

STATE OF ALABAMA    )  
SHELBY COUNTY        )

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Courtney Meghan Carlisto, whose name as Personal Representative of the



Estate of Coy M. Brasher, deceased, 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, she, in her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand this the 15<sup>th</sup> day of September, 2021.

Kimi M. Foster (SEAL)  
Notary Public  
My Commission Expires: 1-3-23

STATE OF ALABAMA     )  
SHELBY COUNTY         )

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Jeremy Scott Sutton, a married 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, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 15<sup>th</sup> day of September, 2021.

Kimi M. Foster (SEAL)  
Notary Public  
My Commission Expires: 1-3-23



## Real Estate Sales Validation Form



20210915000450950 6/6 \$44.00  
Shelby Cnty Judge of Probate, AL  
09/15/2021 03:46:15 PM FILED/CERT

**This Document must be filed in accordance with Code of Alabama 1975, §**

Grantor's Name	Kimberly Shay Sutton, Cody Lee Brasher, Courtney Meghan Carlisto, and Jeremy Scott Sutton	Grantee's Name	Kimberly Shay Sutton & Jeremy Scott Sutton
Mailing Address		Mailing Address	84 Coy Drive Chelsea, Alabama 35043
Property Address	Coy Drive Chelsea, Alabama 35043	Date of Sale	9/15/2021
		Total Purchase Price \$	
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Distribution pursuant to Will in Probate estate case No. PR-2020-000599 and perfect title to land.
<input type="checkbox"/> Closing Statement	

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 9-15-21

Print Kimberly Shay Sutton Jeremy Scott Sutton

☐ Unattested

Kim M. Fort  
(verified by)

Sign Kimberly Shay Sutton Jeremy Scott Sutton  
(Grantor/Grantee/Owner/Agent) circle one