

This instrument was prepared by:

Michael Brasher

78 Pine Needle Cove

Chelsea, AL 35043

SEND TAX NOTICE TO:

Creek Property, LLC

1362 Hwy 69

Chelsea, AL 35043

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Two Hundred Thirty Thousand Dollars and no/100 (\$230,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, We, Douglas M. Saab, a married man, John Thomas Brasher, an unmarried man, and Michael Brasher, a married man (herein referred to as GRANTORS), do grant, bargain, sell and convey unto Creek Property, LLC, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the Northwest quarter of the Southeast quarter of Section 29, Township 19, Range 1 West, Shelby County, Alabama: From said point go West along North line of said Forty (40), a distance of 406 feet to a point; thence due South parallel with the East boundary line of said Forty (40), a distance of 530 feet, more or less, and to the center of said creek; thence Northeasterly meandering along the center of said creek to the East section line of Section 29; thence North along said section line to the South right of way line of U.S. Highway No. 280; thence Westerly along South line of said highway to a public road; thence Southwesterly along public road to the intersection of the East line of the Southwest quarter of the Northeast quarter of Section 29, Township 19 South, Range 1 West, thence South along said quarter line to point of beginning.

**LESS AND EXCEPT:** Commencing at the East boundary line of said Southeast quarter of Northeast quarter of Section 29, Township 19, Range 1 West, 100 feet from the center of the AB&A Railroad on the North side of Railroad at right of way of Railroad; thence West along the boundary of said right of way of 640 feet; thence North 100 feet, thence East 640 feet; thence South 100 feet to point of beginning.

Subject to:

1. Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.
2. Existing covenants, restrictions, easements, building lines and limitations of record.

John Thomas Brasher is one and the same person as Thomas Brasher.

Subject property is not the homestead of the grantors or their spouses.

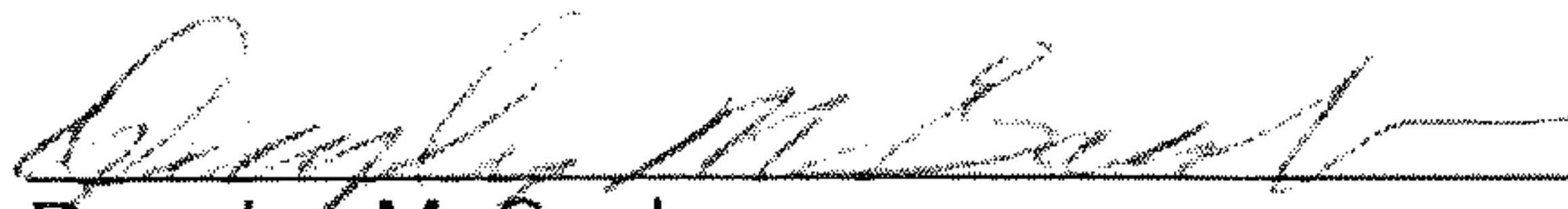
\$97,214.51 of the herein above stated consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.

Subject property is not the homestead of the grantors or their spouses.

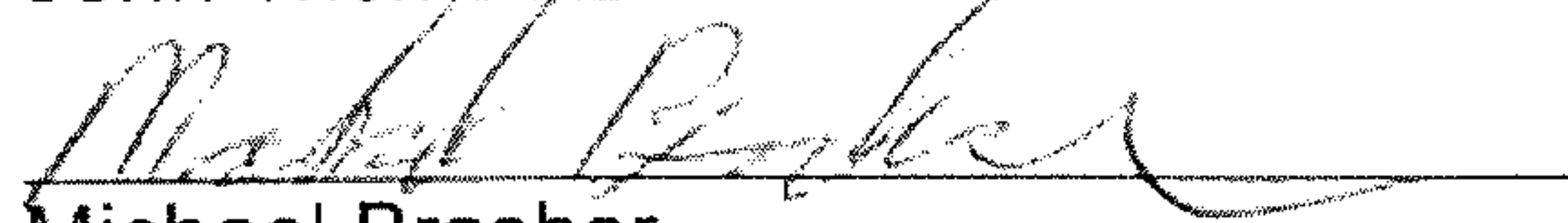
TO HAVE AND TO HOLD unto the said grantee, its heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 23 day of April, 2024.

  
Douglas M. Saab

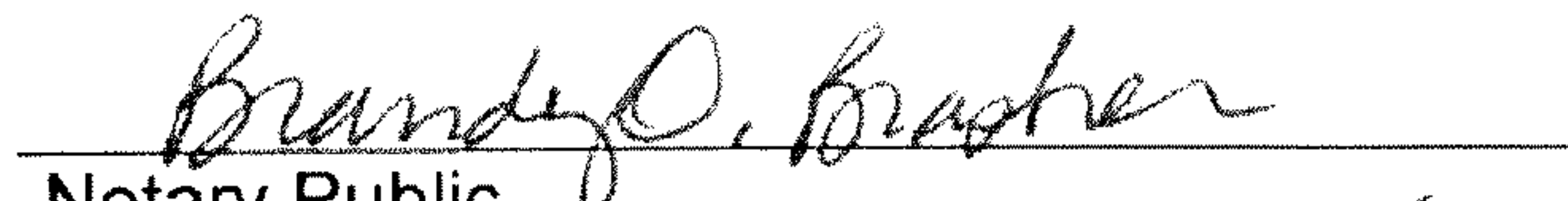
  
John Thomas Brasher

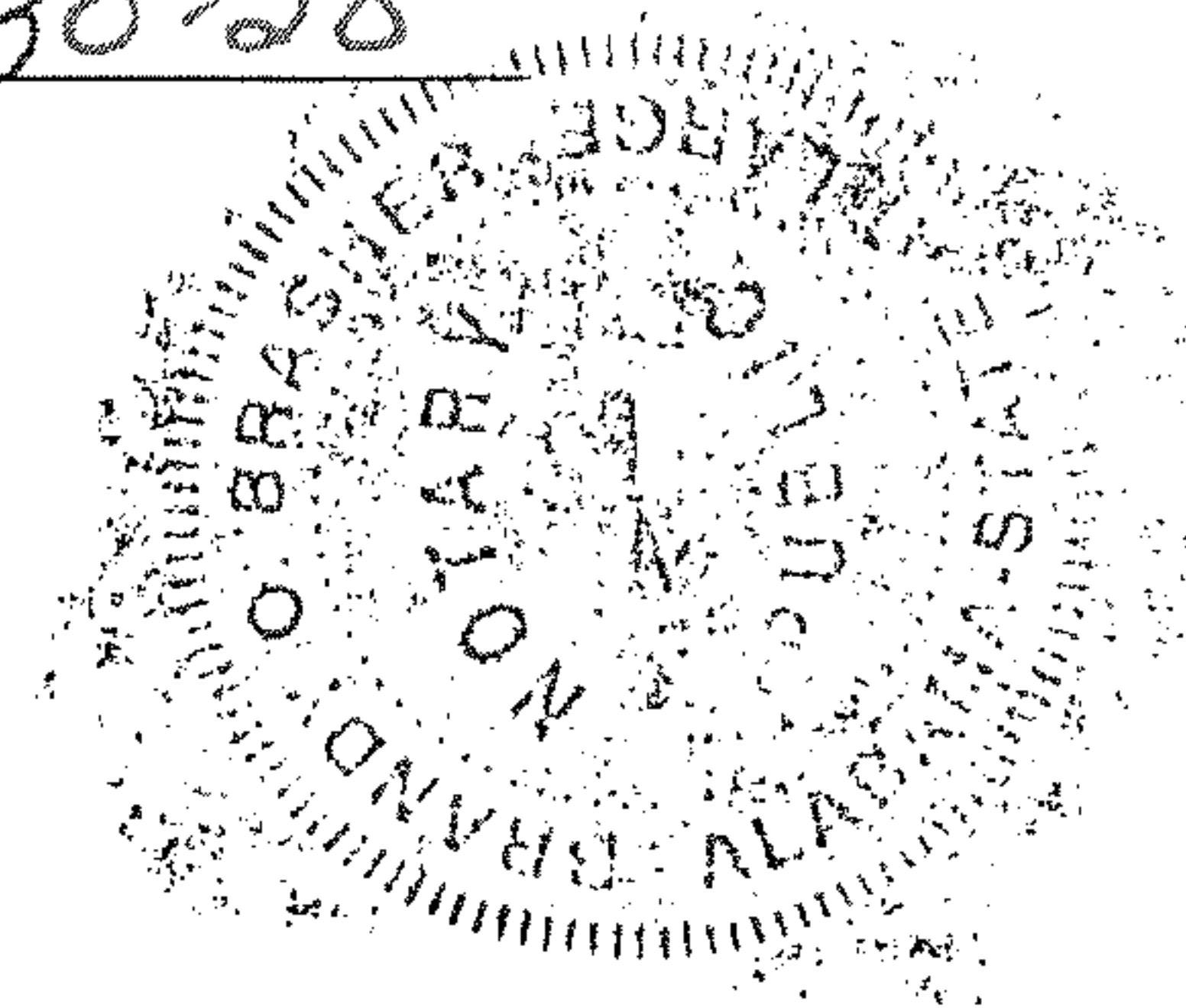
  
Michael Brasher

STATE OF ALABAMA }  
JEFFERSON COUNTY }

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Douglas M. Saab, John Thomas Brasher and Michael Brasher whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of April, 2024.

  
Notary Public  
My Commission Expires: 1-30-28





## Real Estate Sales Validation Form

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

Grantor's Name Douglas M. Saab, John Thomas Brasher and Michael Brasher  
 Mailing Address PO Box 921  
Trussville, AL 35173

Grantee's Name Creek Property, LLC  
 Mailing Address 1362 Hwy 69  
Chelsee, AL 35043

Property Address 39 Mountain Crest Rd  
Chelsee, AL 35043

Date of Sale 4-23-24  
 Total Purchase Price \$ 230,000.00

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  
☐ 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 4-23-24

Print Brandy D. Brasher

Unattested \_\_\_\_\_

Sign Brandy D. Brasher  
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/24/2024 10:22:20 AM  
 \$162.00 JOANN  
 20240424000119230

**Print Form**

**Form RT-1**



*Alvin S. Boyd*