

This instrument was prepared by:

Allen Gene Brown
233 Edgeland Rd.
Vandiver, Al 35176

Send Tax Notice Jonathon Brasher
To:
295 Edgeland Rd
Vandiver, AL 35176

34
15.00
18.00

Source of Title
Instrument #20040126000042950


20121029000413930 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
10/29/2012 08:33:46 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of **Thirty Five Thousand Dollars and Zero Cents (\$35,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Allen Gene Brown, a married man** (herein referred to as grantor) do grant, bargain, sell and convey unto **Jonathon Brasher** (herein referred to as GRANTEES) the following described real estate situated in Shelby County, Alabama to-wit:

All that certain lot or parcel of land situated in the County of Shelby, State of Alabama, and being more particularly described as follows:

Commence at the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 1 Township 18 South Range 1 East, thence run South along the West boundary line of said ¼-¼ Section for 561.56 feet to the centerline of a county graded road, thence turn 109°13'24" left and run along said road for 78.60 feet, thence turn 05°31'04" right and run 49.19 feet along said road, thence turn 04°10'16" right and run 151.58 feet along said road, thence turn 80°27'56" left and run 473.77 feet, thence turn 84°42'27" left and run 272.66 feet to the point of beginning.

LESS AND EXCEPT DEED BOOK 20050722000368780 DESCRIBED AS FOLLOWS:

Commence at the Northwest corner of the SW ¼ of the SE ¼ of Section 1, Township 18 South, Range 1 East, for the point of beginning; thence run East along the North boundary line of said ¼-¼ section for a distance of 273.93 feet; thence turn an angle of 84 degrees 47' 07" to the right and run a distance of 100.0 feet; thence turn an angle of 95 degrees 13' 11" right and run a distance of 273.67 feet; thence turn an angle of 84 degrees 37' 50" to the right and run a distance of 100.00 feet to the point of beginning.

Shelby County, AL 10/29/2012
State of Alabama
Deed Tax: \$3.50

Subject to easements, reservations and restrictions at record

This property does not constitute the homestead of the grantor nor his spouse.

\$31,750.00 of the consideration herein is derived from a purchase money mortgage closed simultaneously herewith.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 25 day of October, 2012.


Allen Gene Brown

STATE OF ALABAMA

}

General Acknowledgment

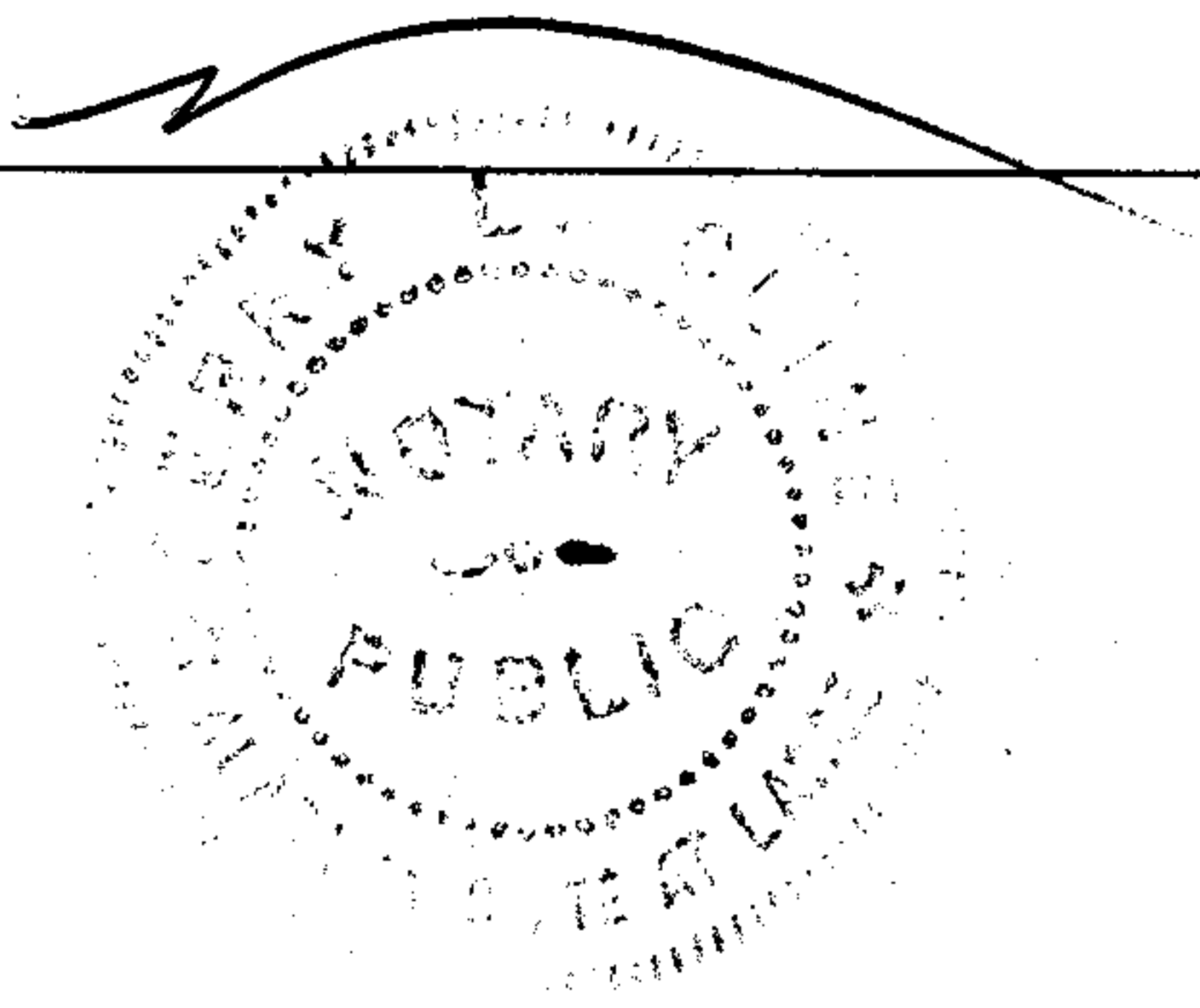
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Allen Gene Brown, 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 and official seal this 25 day of October, 2012.

Notary Public

My Commission expires: My Commission Expires 2-23-2015



Real Estate Sales Validation Form

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

Grantor's Name Allen Gene Brown

Grantee's Name Jonathan Brasher

Mailing Address 233 Edgeland Rd
Vandiver, Alabama 35176

Mailing Address 221 Hwy 487
Vandiver, Alabama 35176

Property Address 295 Edgeland Road
Vandiver, Alabama 35176

Date of Sale October 25, 2012
Total Purchase Price \$35,000.00

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


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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 of 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 October 26, 2012

Print Jessica Pugh

____ Unattested

(verified by)

Sign Jessica E Pugh
(Grantor/Grantee/Owner/Agent) circle one