

Send tax notice to: Winston D. Sealy, 117 Chadwick Drive, Helena, Al. 35080

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.,  
Birmingham, Al. 35242

GENERAL WARRANTY DEED

State of Alabama  
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred fifty-three thousand and no/100 (\$153,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**STEPHEN S. BRASHER AND HIS WIFE ANN GUTTERY BRASHER**  
whose mailing address is: 849 Acton Ave ; Homewood, AL 35209

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto  
**WINSTON D. SEALY**

whose mailing address is: **117 Chadwick Drive, Helena, Al. 35080**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which **117 Chadwick Drive, Helena, Al. 35080** to-wit:

Lot 36, according to the Survey of Chadwick, Sector One, as recorded in Map Book 17, page 52 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$153,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor Ann Guttery Brasher is one and the same person as Ann Guttery, Grantee in that deed recorded in Book 2004, Page 116440 and recorded in the Probate Court of Shelby County, Alabama.


TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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(s) and seal(s) this 31<sup>st</sup> day of December, 2012.

  
(Seal)  
STEPHEN S. BRASHER

  
(Seal)  
ANN GUTTERY BRASHER

  
20130104000004690 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
01/04/2013 07:15:09 AM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

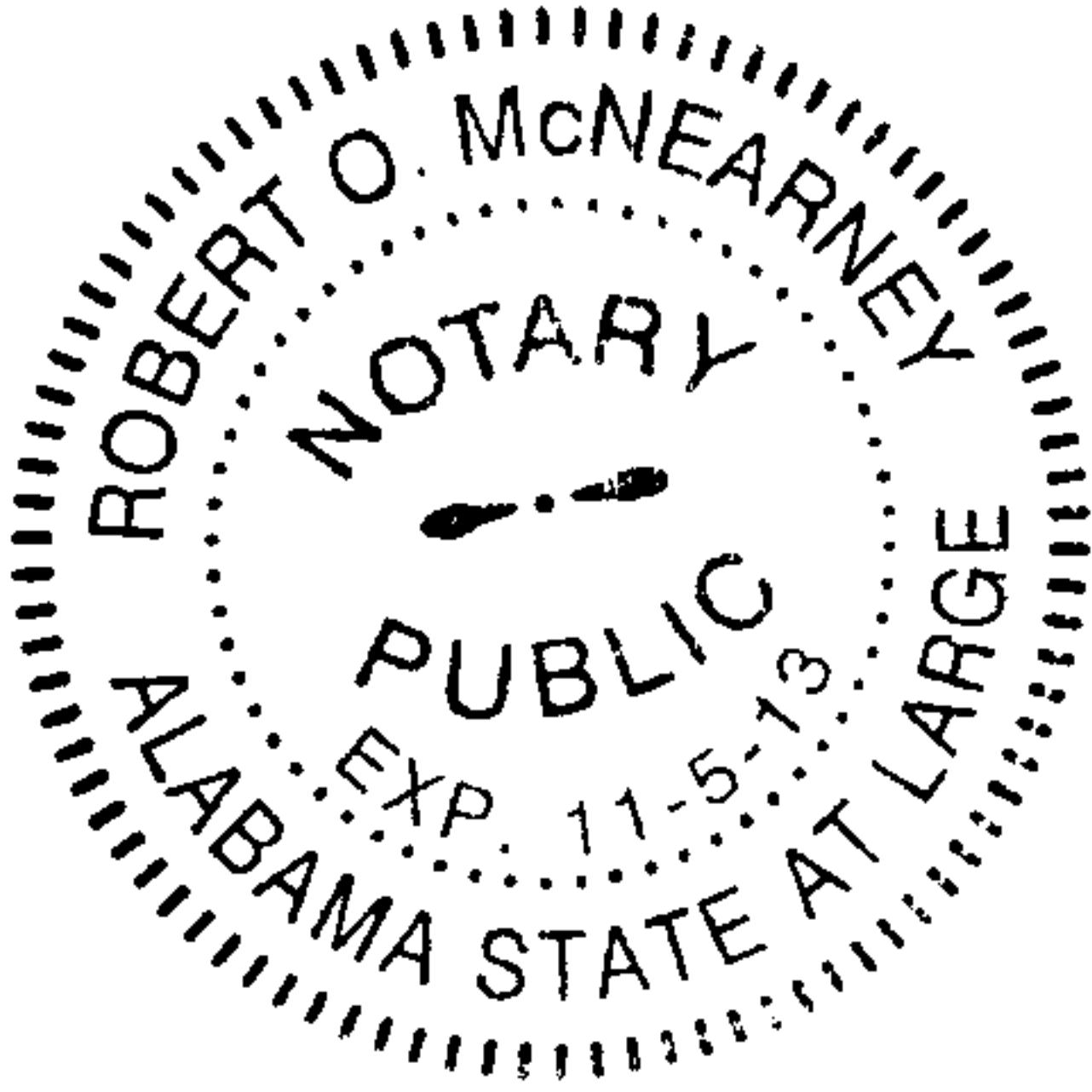
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen S. Brasher and his wife Ann Guttery Brasher whose name(s) is/ are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31<sup>st</sup> day of December, 2012.

  
NOTARY PUBLIC

My commission expires:

My commission expires: 11/5/2013



20130104000004690 2/2 \$16.00  
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