

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Anna Brasher  
209 Oakwell Street  
Calera, AL 35040

**WARRANTY DEED**



20130315000107330 1/2 \$18.50  
Shelby Cnty Judge of Probate, AL  
03/15/2013 08:14:59 AM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Hundred Eighty-Eight Thousand Nine Hundred And No/100 Dollars (\$188,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Larry J. Horton and Georgia Anne Horton, Trustees under the Horton Living Trust dated November 14, 2008 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Anna Brasher and Michael Brasher (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 83, according to the Final Plat of Camden Cove West Sector 3, Phase 3, as recorded in Map Book 39, page 131, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Eighty-Five Thousand Four Hundred Seventy-Eight And No/100 Dollars (\$185,478.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on March 11, 2013.

**Horton Living Trust dated November 14, 2008**

BY: Larry J. Horton  
Larry J. Horton Trustee

BY: Georgia Anne Horton  
Georgia Anne Horton, Trustee

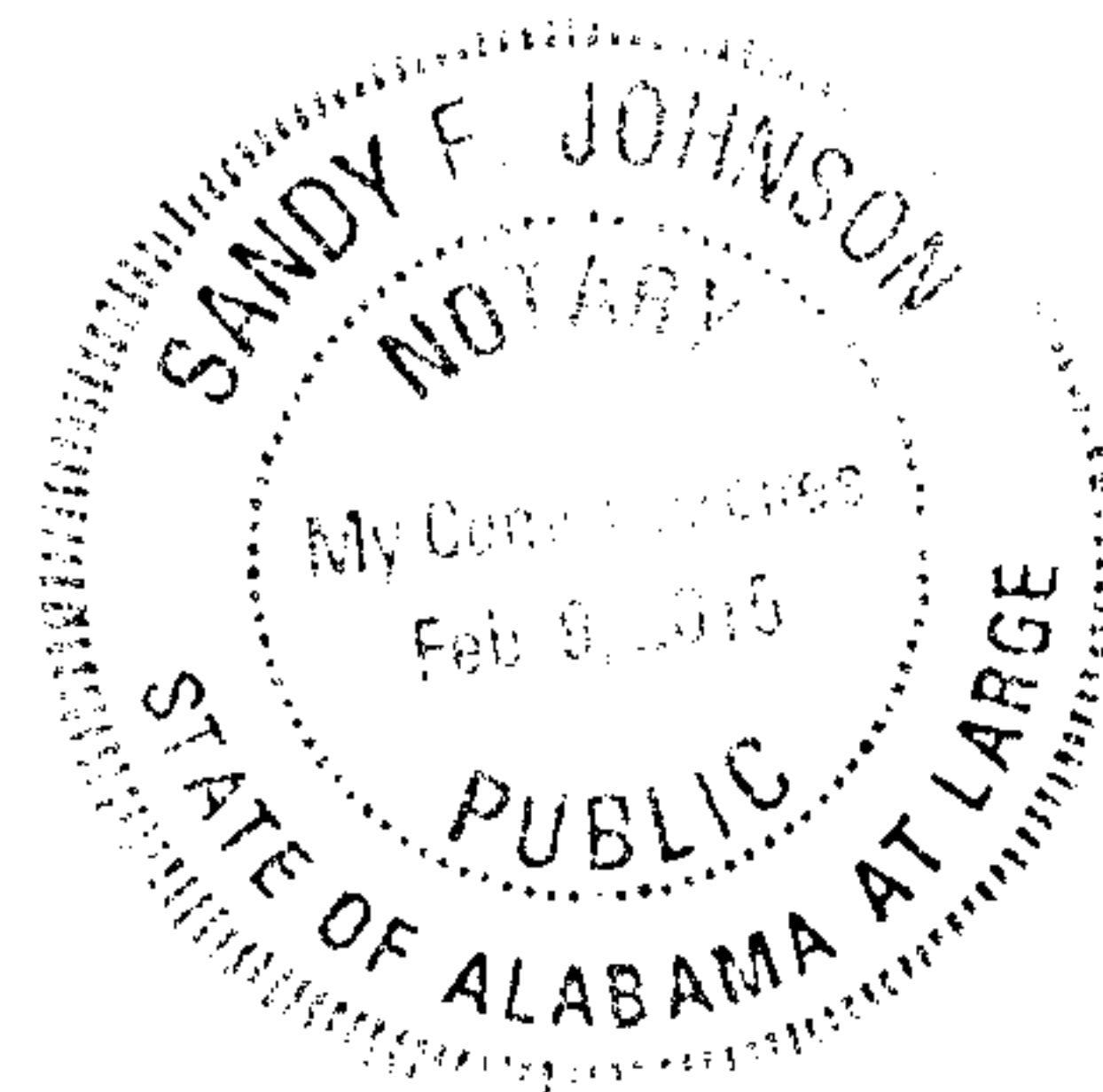
Shelby County, AL 03/15/2013  
State of Alabama  
Deed Tax: \$3.50

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry J. Horton and Georgia Anne Horton, as Trustees of the Horton Living Trust dated November 14, 2008 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 in their capacity as Trustees executed the same voluntarily as the act of the trust.

Given under my hand and official seal on 11th day of March, 2013.

Sandy F. Johnson  
Notary Public  
Commission Expires:



Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Larry J. Horton and Georgia Anne Horton, Trustees under the Horton Living Trust dated November 14, 2008

Grantee's Name Anna Brasher

Mailing Address 209 Oakwell Street  
Calera, AL 35040

Mailing Address 820 Rime Village Drive  
Birmingham, AL 35216

Property Address 209 Oakwell Street  
Calera, AL 35040

Date of Sale March 11, 2013

Total Purchase Price \$188,900.00

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_



20130315000107330 2/2 \$18.50  
Shelby Cnty Judge of Probate, AL  
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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

Appraisal

Sales Contract

Other: \_\_\_\_\_

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 - Larry J. Horton and Georgia Anne Horton, Trustees under the Horton Living Trust dated November 14, 2008, 209 Oakwell Street, Calera, AL 35040.

Grantee's name and mailing address - Anna Brasher, 820 Rime Village Drive, Birmingham, AL 35216.

Property address - 209 Oakwell Street, Calera, AL 35040

Date of Sale - March 11, 2013.

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: March 11, 2013

Sign   
Agent