


THIS INSTRUMENT PREPARED BY:
Weathington, Moore, Weisskopf & Hill, P.C.
2603 Moody Parkway, Suite 200
Moody, Alabama 35004

Send Tax Notice:
Shannon Brasher
114 Hwy 487
Vandiver, Alabama 35176

QUITCLAIM DEED

**STATE OF ALABAMA
SHELBY COUNTY**


20130524000214430 1/3 \$53.00
Shelby Cnty Judge of Probate, AL
05/24/2013 12:52:00 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **James R. Brasher, a married man** hereby remises, releases, quit claims, grants, sells, and conveys to **Shannon W. Brasher** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:


SEE ATTACHED EXHIBIT "A"

Subject to taxes for the current year, easements of record, easements as located, and restrictions of record.

This transfer is pursuant to a Divorce Agreement, Case No.: DR 2013- 900048.00 in the Circuit Court of St. Clair County, Southern Judicial Division at Pell City, Alabama.

Deed prepared without benefit of title search or title insurance. Legal description furnished by grantee.


TO HAVE AND TO HOLD to said Grantee forever.
Given under my hands and seals this 5th day of March, 2013.


James R. Brasher

STATE OF ALABAMA
St. Clair COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James R. Brasher 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of March, 2013.


Notary Public

Shelby County, AL 05/24/2013
State of Alabama
Deed Tax: \$35.00

Exhibit "A"

Commence at the Southwest corner of Southwest 1/4 of Northwest 1/4, Section 12, Township 18 South, Range 1 East, and run North along the west line of said 1/4-1/4 section 420 feet to the point of beginning, being the Southwest corner of land described in deed recorded in Deed Book 176, page 125, in the Probate Office of Shelby County, Alabama, then continue north along the west line of said 1/4-1/4 section 210 feet, more or less, to the Southwest corner of land described in deed recorded in Deed Book 337, page 628, in the Probate Office of Shelby County, Alabama; then turn right and run east 420 feet, more or less, to the west line of land described in deed recorded in Deed Book 237, page 642, in the Probate Office of Shelby County, Alabama, then turn left and run north along the west line of said land 160 feet, more or less, to the northwest corner of said land; then turn right and run east 210 feet to the northeast corner of said land; then turn right and run south 210 feet to the southeast corner of said land; then turn right and run west 210 feet, more or less, to the east line of the land referred to above in Deed Book 176, page 125; then turn left and run south 160 feet, more or less, to the southeast corner of said land; then turn right and run west 420 feet, more or less, to the point of beginning.

Less and except that part of subject property conveyed to Steve Brasher and Robbie Brasher by deed dated August 28, 1989 and recorded in Real Volume 254, page 116, described as follows:

Commence at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 12, Township 18, Range 1 East; run north along the west line of said 1/4-1/4 section a distance of 420 feet to the point of beginning, being the southwest corner of land described in deed recorded in Deed Book 176, page 125, in the Probate Office of Shelby County, Alabama; thence continue along the west line of said 1/4-1/4 section a distance of 61 feet to a point; thence turn right and run east a distance of 357 feet to a point; thence run south 61 feet; thence run west a distance of 357 feet to the point of beginning of the property herein conveyed. Situated in Shelby County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name James R. Brasher
Mailing Address 543 Hwy 480
Vandiver, AL 35176

Grantee's Name Shannon W. Brasher
Mailing Address 114 Hwy 487
Vandiver, AL 35176

Property Address 114 Hwy 487
Vandiver, AL 35176

Date of Sale 3-5-13
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 10,000
1/2 value 35000

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)

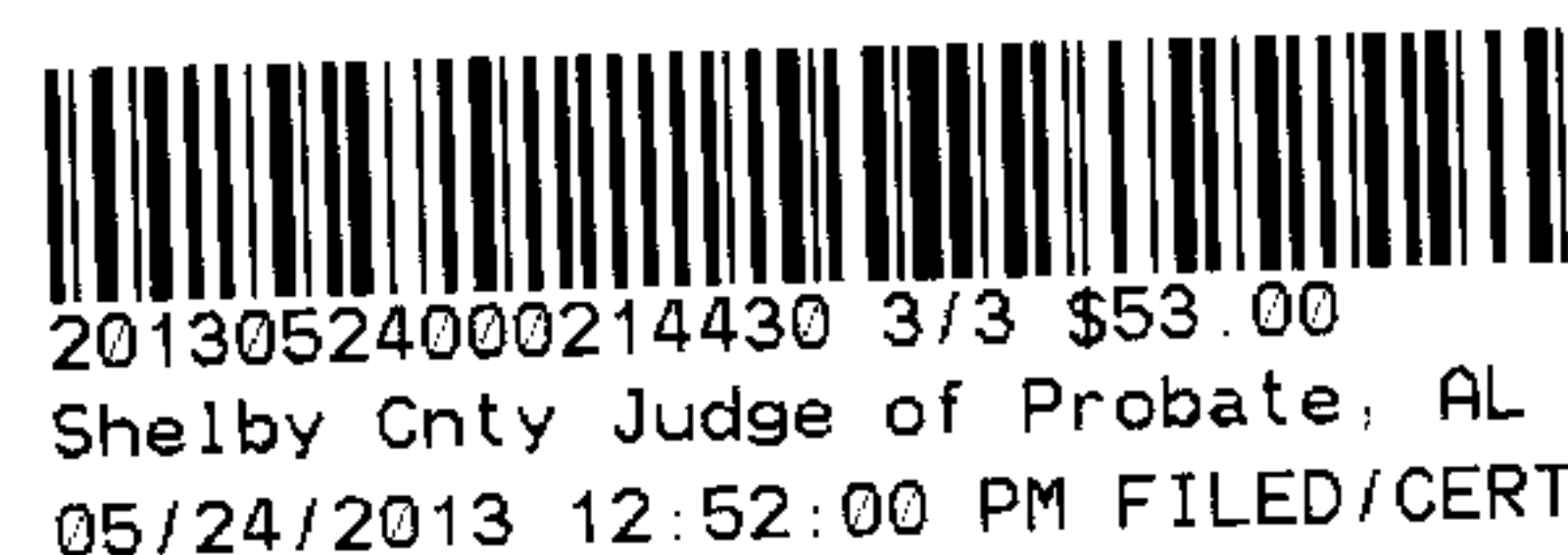
☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other Divorce

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 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).

ate _____

Print _____

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one