

This conveyance prepared without the benefit of title insurance. Attorney makes no representations as to the title of this property.

Shelby County, AL 01/24/2014
State of Alabama
Deed Tax: \$23.50

Send Tax Notice To:
Sue Brasher
634 Highway 480
Vandiver, Alabama 35176

This instrument was prepared by:
Wm. Randall May
Allison, May & Kimbrough, L.L.C.
P.O. Box 380275
Birmingham, AL 35238



20140124000023300 1/3 \$43.50
Shelby Cnty Judge of Probate, AL
01/24/2014 09:44:16 AM FILED/CERT

Warranty Deed, Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

THAT IN CONSIDERATION OF Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, **WANDA C. BRASHER**, a widowed woman and surviving spouse of Leonard D. Brasher, herein referred to as Grantor, whether one or more) do grant, bargain, sell and convey unto **WANDA C. BRASHER, CHRISTOPHER D. BRASHER and BRIAN K. BRASHER** (herein referred to as Grantee, whether one or more), in fee simple, as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Township 18 South, Range 1 East, more particularly described as follows:

Commence at the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run West along North line, 510.71 feet to the starting point of lot herein described; thence continue West 150 feet; thence run South 290 feet; thence run East 150 feet; thence run North 290 feet to the point of beginning.

Subject to existing easements, restrictions, covenants, current taxes, set-back lines, rights of way, limitations, if any, of record.

Mineral and mining rights excepted, not owned by Grantor, as set out in Volume 234, Page 496.

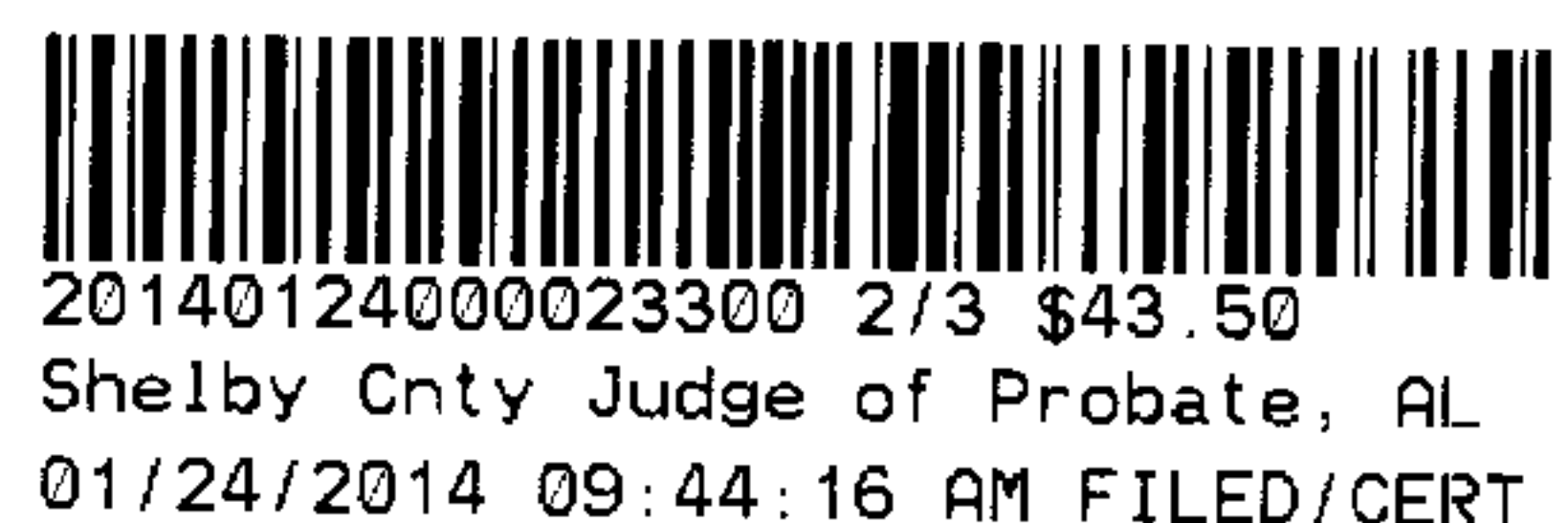
TO HAVE AND TO HOLD unto the said Grantee as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the lives of the Grantee herein) in the event 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 Grantee herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, their heirs and assigns, that I/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 I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 24th day of January, 2014.

Wanda C. Brasher
Wanda C. Brasher

STATE OF ALABAMA)
SHELBY COUNTY)



I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Wanda C. 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, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 24th day of January, 2014.

[Signature]
Notary Public
My commission expires: 7/14/2014

Real Estate Sales Validation Form

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

Grantor's Name Wanda C. Brasher
Mailing Address 634 Highway 480
Vandiver, AL 35176

Grantee's Name Wanda C. Brasher, et al.
Mailing Address 634 Highway 480
Vandiver, AL 35176

Property Address 634 Highway 480
Vandiver, AL 35176

Date of Sale 01/21/2014

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 34,790.00 2/3 = 23,193.

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 Shelby County Tax Assessor

☐ 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 - 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 1-24-14

Print Wanda C Brasher

Unattested

Sign Wanda C Brasher

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



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