



20140304000059290 1/3 \$55.00
Shelby Cnty Judge of Probate, AL
03/04/2014 02:27:21 PM FILED/CERT

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Nicholette E. Harris
404 N. Main Street
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Seventy Five Thousand and No/00 Dollars (\$175,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Virgil Brasher and wife, Christy Ellis Brasher, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Nicholette E. Harris, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way and permits of record.


\$140,000.00 of the above recited purchase price was paid from a mortgage being recorded simultaneously herewith.

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

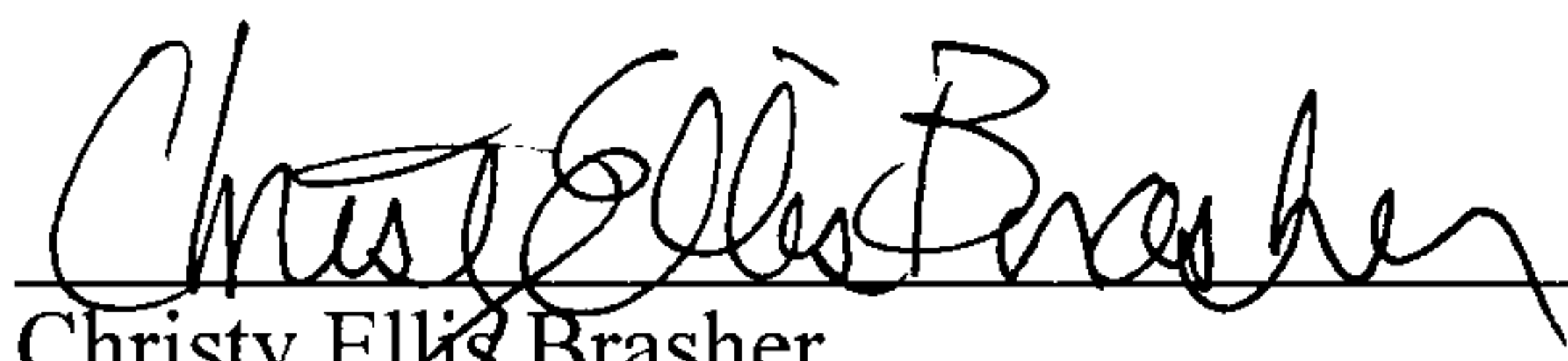
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of February, 2014.

Shelby County: AL 03/04/2014
State of Alabama
Deed Tax: \$35.00



Virgil Brasher

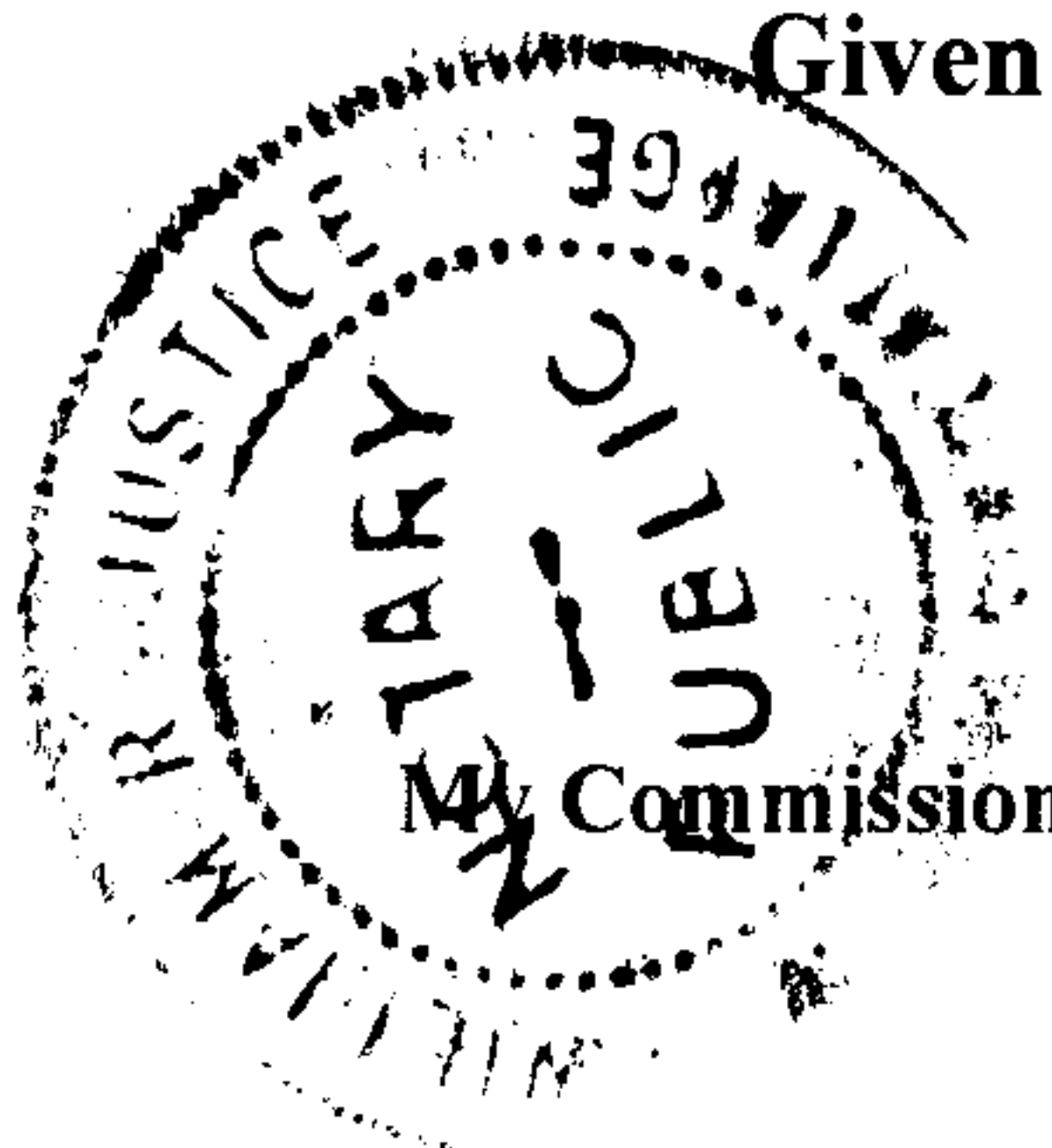


Christy Ellis Brasher

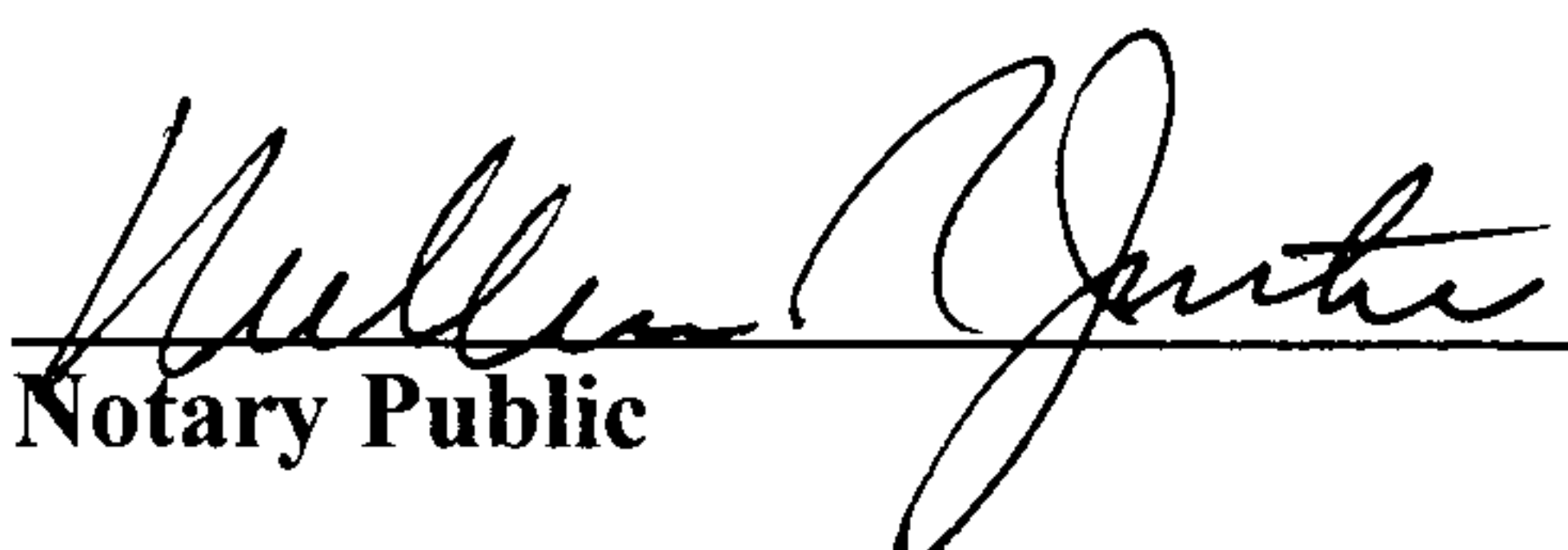
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Virgil Brasher and Christy Ellis Brasher, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February, 2014.



My Commission Expires: 9/12/15



Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the intersection of the West side of Main Street with the North margin of Sterrett Street in Columbiana, Alabama; thence proceed in a Northerly direction along said West side of Main Street for 347.00 feet to the point of beginning of the parcel of land herein described; thence continue in a Northerly direction along said West side of (North) Main Street for 110.00 feet to a point; thence turn 90 deg. 00 min. left and run 500.00 feet to point; thence turn 90 deg. 00 min. left and run 110.00 feet to a point; thence turn 90 deg, 00 min. left and run 500.00 feet to the point of beginning; Said parcel is lying in the SE 1/4 of Section 23, Township 21 South, Range 1 West; being situated in Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

A handwritten signature in black ink, appearing to read "Cheryl E. Strader", is written over a horizontal line. Above the signature, the word "V. P. 15h" is written in a cursive script.

20140304000059290 2/3 \$55.00
Shelby Cnty Judge of Probate, AL
03/04/2014 02:27:21 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Virgil & Christy E. Brasher
Mailing Address 119 Ellis Farm Road
Columbiana, AL 35051

Grantee's Name: Nichollette E. Harris
Mailing Address: 404 North Main Street
Columbiana, AL 35051

Property Address: 404 North Main Street
Columbiana, AL

Date of Sale 2-27-14
Total Purchase Price \$ 175,000.00

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
 X Sales Contract
 Closing Statement
 Appraisal
 Other –

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 2-27-14

I Sign 
Grantor Grantee/Owner/Agent circle one

Print Virgil Brasher

 Unattested

(Verified by)