

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-14-21218

Send Tax Notice To: Edwin Earl Brasher

Gail Cormack Brasher

Matthew Tillman Brasher

657 Shelby Hotel Road  
Shelby, Alabama 35143

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Five Thousand Dollars and No Cents (\$35,000.00)**, 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, **William Venable**, a man man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Edwin Earl Brasher, Gail Cormack Brasher, and Matthew Tillman Brasher**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

From the Northwest corner of Section 11, Township 24 North, Range 15 East, run east along the North boundary of said Section 11, a distance of 647.6 feet to the point of beginning; thence turn an angle of 92 degrees 7 minutes 30 seconds to the right and run 702.13 feet to the North boundary of paved highway; thence turn an angle of 93 degrees 28 minutes to the left and run 683.76 feet along the North boundary of said highway to East boundary of Northwest Quarter of Northwest Quarter of Section 11; thence turn an angle of 88 degrees 2 minutes 30 seconds to the left and run 685.33 feet North along the East boundary of Northwest Quarter of Northwest Quarter to the Northeast corner of said Northwest Quarter of Northwest Quarter; thence turn an angle of 90 degrees 37 minutes to the left and run 664.91 feet to the point of beginning.

Situated in Shelby County, Alabama.

**Property may be subject to taxes for 2014 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. This property constitutes no part of the homestead of the grantor herein.**

**William Venable is the surviving grantee in Deed Book 291, Page 792, in the Probate Office of Shelby County, Alabama; the other grantee, Joy Venable is deceased, having died on**

20 Dec 1995.

**\$24,252.95** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of April, 2014.

William Venable  
William Venable

Shelby County, AL 04/30/2014  
State of Alabama  
Deed Tax: \$11.00

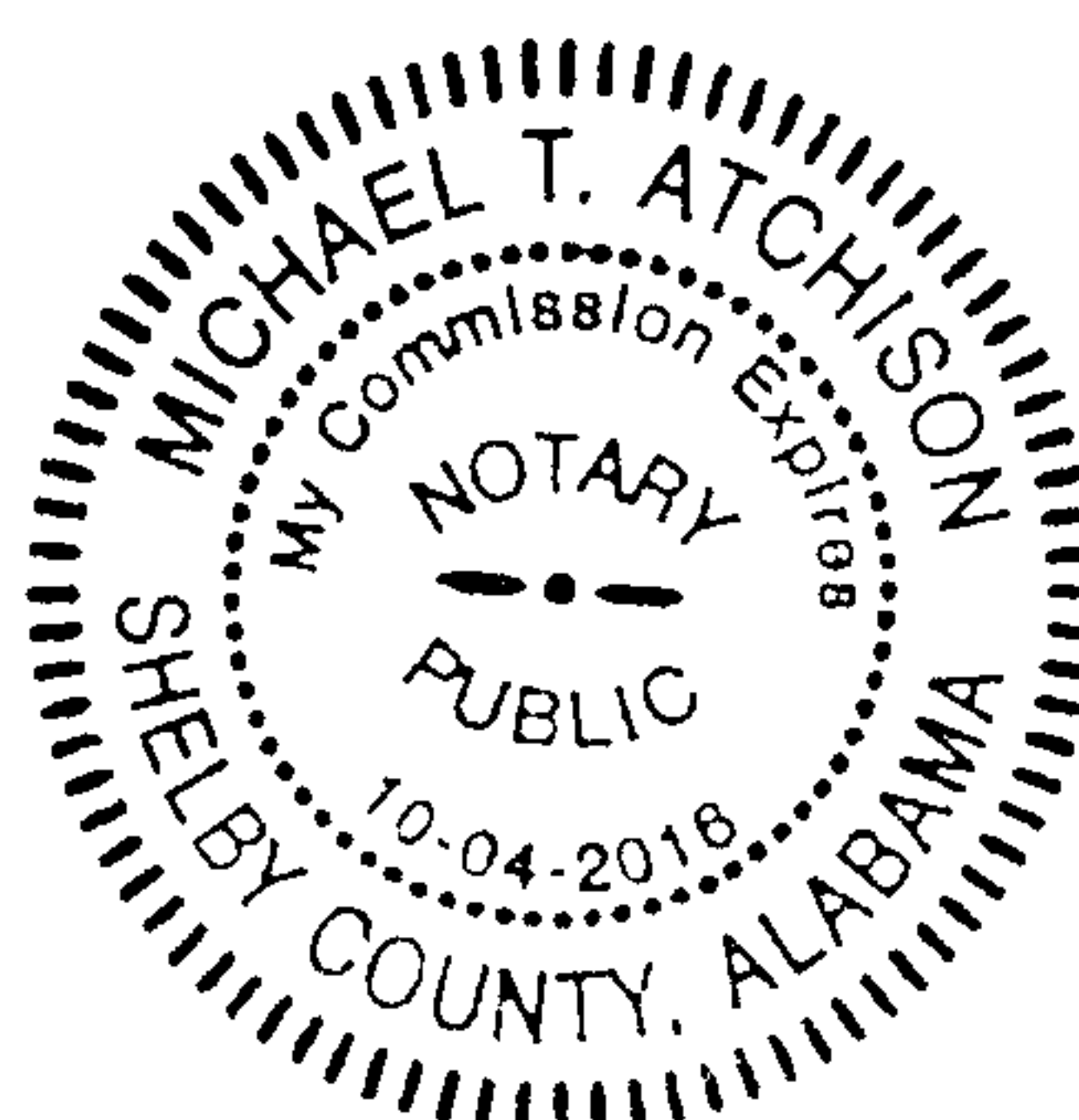
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that William Venable, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of April, 2014.

Mike T. Atchison  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: October 04, 2016





## Real Estate Sales Validation Form

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

Grantor's Name William Venable

Grantee's Name Edwin Earl Brasher  
Gail Cormack Brasher  
Matthew Tillman Brasher

Mailing Address 30 Shore Ln  
Shelby AL35143

Mailing Address 657 Shelby Hotel Road  
Shelby, AL 35143

Property Address Highway 46  
Shelby, AL 35143

Date of Sale April 09, 2014  
Total Purchase Price \$35,000.00

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  
☒ 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 of 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 April 07, 2014

Print

Edwin Earl Brasher

Sign

Edwin Earl Brasher  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1

