

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred and NO/100 (\$500.00) Dollars and other good and valuable consideration to the undersigned, Herlen C. Brasher aka Corinne Brasher and Roland Brasher, husband and wife referred to as Grantors, in hand paid by Conrad Madison Davis and Cynthia Davis, husband and wife herein referred to as Grantees, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Southwest quarter of the Southeast quarter of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, thence run southerly along the West line of said quarter-quarter 82.0' to the point of beginning of the property being described, thence continue along last described course 279.05' to a point, thence 43 degrees 37 minutes left and run Southeasterly 260.84' to a point on the West right of way line of Shelby County Highway 43, thence 93 degrees 44 minutes left and run Northeasterly along said Highway right of way a chord distance of 94.53' to a point, thence 74 degrees 20 minutes left from chord and run Northwesterly 467.14' to the point of beginning, containing 1.05 acres.

According to the survey of Joseph E. Conn, Jr., Alabama reg. No. 9049, dated August 11, 1981.

Subject to all easements and right of ways of record.

LESS and EXCEPT:

Parcel #1- From the Northwest Corner of the SW1/4-SE1/4 of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama and proceed South along the West boundary of said quarter-quarter section for 82.00 feet to the POINT OF BEGINNING; thence S 31 deg 27' 30" E 295.67 feet; thence S 80 deg 07' 59" W 156.62 feet to a point on the West boundary of the aforementioned quarter-quarter section; thence North along the West boundary of said quarter-quarter section for 279.05 feet, back to the POINT OF BEGINNING, containing 0.49 acres, more or less.

The above described Parcel #1 is located in the SW1/4-SE1/4 of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama and is a portion of that same property described by deed in the Office of the Judge of Probate of Shelby County, Alabama in Deed Book 335 at Page 07.

Also for access to the above described parcel of land an easement being 15 feet in width and 7.50 feet each side of the following described line: From the Northwest Corner of the SW1/4-SE1/4 of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama and proceed South along the West boundary of said quarter-quarter section for 82.00 feet; thence S 31 deg 27' 30" E 295.67 feet; thence S 80 deg 07' 59" W 94.99 feet to the POINT OF BEGINNING of herein described easement, said point being in the center of said easement; thence S 61 deg 37' 01" E along the center for 35.96 feet; thence S 52 deg 09' 22" E along the center for 37.94 feet; thence S 37 deg 34' 20" E along the center for 38.22 feet; thence S 23 deg 03' 47" E along the center for 45.66 feet; thence S 18 deg 20' 20" E along the center for 124.43 feet to a point in the center of Shelby County Highway 43, said point being the POINT OF TERMINATION of said 15 foot easement.

This instrument was prepared without benefit of title examination on the part of the preparer.

TO HAVE AND TO HOLD unto the said Grantees 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 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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantors do for themselves and their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this the 1 day of May, 2008.

Herlen C. Brasher
Herlen C. Brasher

Corinne Brasher
aka Corinne Brasher

Roland Brasher
Roland Brasher

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Herlen C. Brasher aka Corinne Brasher and Roland Brasher, husband and wife whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 1st day of May, 2008.

Jamnia Partidge
NOTARY PUBLIC

My Commission Expires: October 26, 2009

This document prepared by:

Gregory S. Graham
Mitchell & Graham, P.C.
P. O. Drawer 307
Childersburg, Alabama 35044


20140609000172960 2/3 \$27.50
Shelby Cnty Judge of Probate, AL
06/09/2014 12:32:09 PM FILED/CERT

Please send tax notice to:
Conrad Madison Davis and Cynthia Davis

Real Estate Sales Validation Form

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

Grantor's Name Herlan C. Brasher
Mailing Address 12407 Hwy 43
Vandiver AL 35176

Grantee's Name Conrad Davis
Mailing Address 12403 Hwy 43
Vandiver AL 35176

Property Address 12403 Hwy 43
Vandiver AL 35176

Date of Sale 5/1/08
Total Purchase Price \$



20140609000172960 3/3 \$27.50
Shelby Cnty Judge of Probate, AL
06/09/2014 12:32:09 PM FILED/CERT

or
Actual Value \$

or
★ Assessor's Market Value \$ 6280.

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 Property Tax Office

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 6/9/14

Print Cynthia D Davis

☒ Unattested

Sign Cynthia D Davis

(verified by)

(Grantor/Grantee/Owner/Agent) circle one