

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Emmett S. Cheshire
4947 Meadow Brook Road
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

20141208000384290
12/08/2014 09:48:51 AM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS, that in consideration of
Two Hundred Seventy Eight Thousand Dollars and 00/100-----
(\$ 278,000.00*****) to the undersigned grantor in hand paid by the GRANTEE
herein, the receipt whereof is acknowledged,

Jeffrey A. Brasher and wife, Veronica H. Brasher

(hereinafter grantor), does hereby grant, bargain, sell and convey unto

Emmett S. Cheshire and Jenifer E. Cheshire, as joint tenants with rights of
survivorship
(hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in
Shelby County, Alabama, to wit:

**Lot 91-A, according to a Resurvey of Lots 42, 70, 91, 92 and 94, Meadow Brook, 2nd Sector, Phase
I, as recorded in Map Book 7, Page 127, in the Office of the Judge of Probate of Shelby County,
Alabama.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions
of record, and other matters which may be viewed by observation.

\$ 250,200.00 of the consideration recited herein is from the proceeds of a purchase
money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, and Grantee's heirs, beneficiaries,
successors and assigns, forever. Grantor does for itself and for its successors and assigns covenant with
the said GRANTEE, and Grantee's heirs, beneficiaries, successors and assigns, that Grantor is lawfully
seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above;
that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and Grantor's
successors and assigns shall warrant and defend the same to the said GRANTEE, and Grantee's heirs,
beneficiaries, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 18th day of November, 2014.

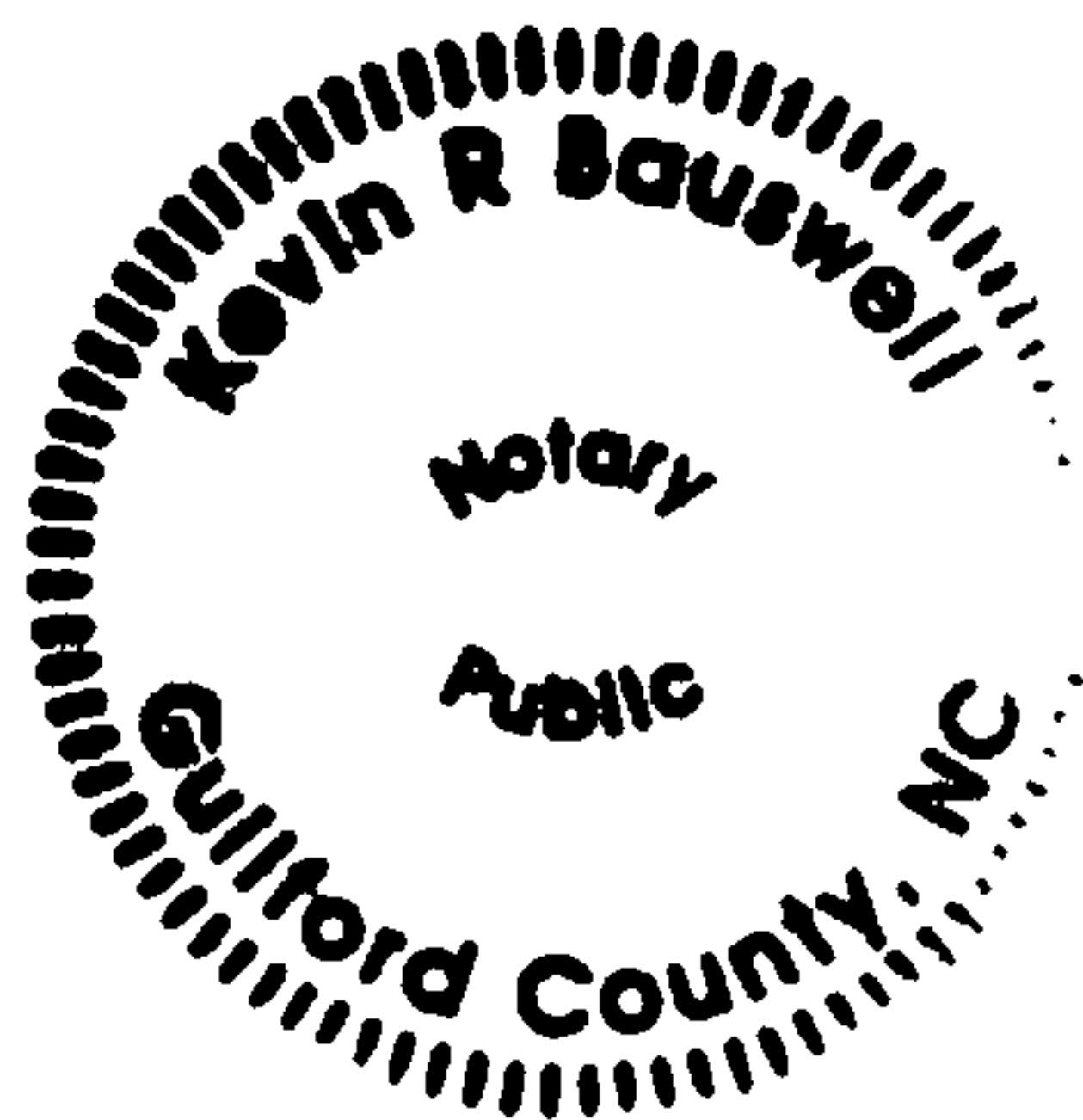
20141208000384290 12/08/2014 09:48:51 AM DEEDS 2/3

Jeffrey A. Brasher
Jeffrey A. Brasher

STATE OF NC
Guilford COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Jeffrey A. 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, he executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 16th day of SEPTEMBER, 2014.



Kevin R. Bauswell
Notary Public
My Commission Expires: 7-13-18

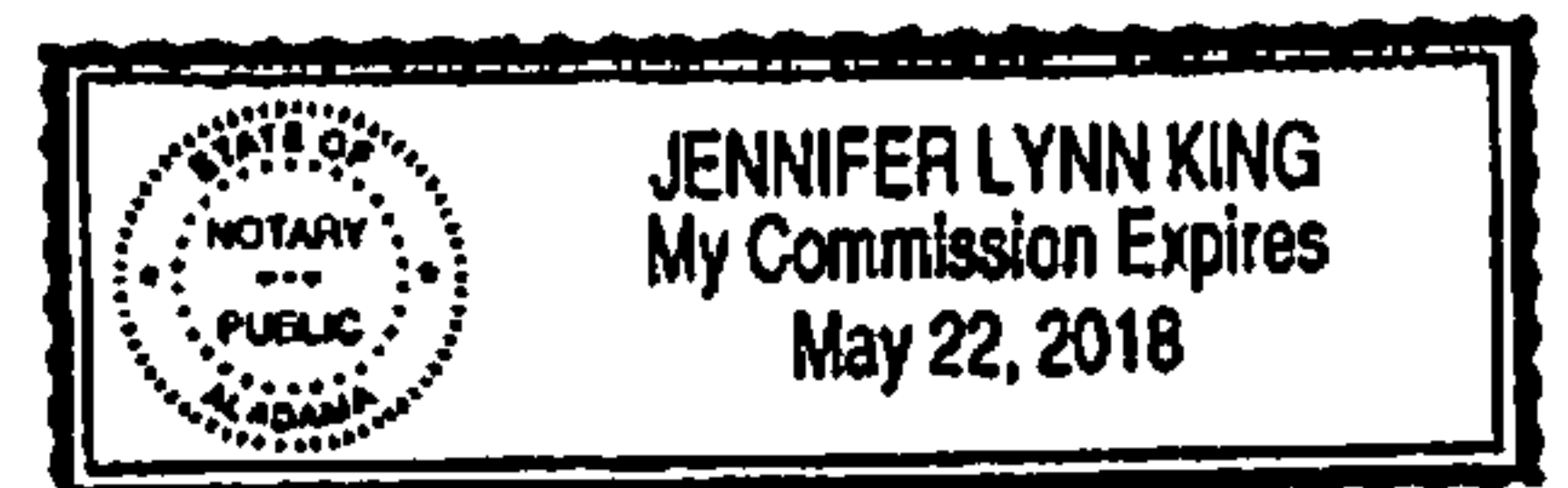
Veronica H. Brasher
Veronica H. Brasher

STATE OF Alabama
Shelby COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Veronica H. 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 day that same bears date.

Given under my hand and official seal, this the 13 day of AUGUST, 2014.

Jennifer Lynn King
Notary Public
My Commission Expires:



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
20141208000384290 12/08/2014 09:48:51 AM DEEDS 3/3

Grantor's Name C.E. Anderson & Company
Mailing Address 1225 Carnegie Street, Suite 107
Rolling Meadows, IL 60008

Grantee's Name Emmett S. Cheshire
Mailing Address 198 Daniel Road
Calhoun, LA 71225

Property Address 4947 Meadow Brook Road
Birmingham, AL 35242

Date of Sale November 18, 2014

Total Purchase Price \$278,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other:

☒ 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 - C.E. Anderson & Company, 1225 Carnegie Street, Suite 107, Rolling
Meadows, IL 60008.

Grantee's name and mailing address - Emmett S. Cheshire, 198 Daniel Road, Calhoun, LA 71225.

Property address - 4947 Meadow Brook Road, Birmingham, AL 35242

Date of Sale - November 18, 2014.

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: November 18, 2014

Sign

Agent