

STATE OF ALABAMA)
COUNTY OF SHELBY)


20160701000229640 1/3 \$146.00
Shelby Cnty Judge of Probate, AL
07/01/2016 11:55:40 AM FILED/CERT

WARRANTY DEED

Grantor's Name: WILLIAM E. BRASHER
Address: 801 Mooney Road
Columbiana, AL 35051

Grantees' Name: KAREN DIEHL
Address:

Property Address: 801 Mooney Road
Columbiana, AL 35051

Appraised Value:\$ 124,620
(As evidenced by Tax Appraisal)

KNOW ALL MEN BY THESE PRESENT, that in consideration of Ten and no/100's Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **WILLIAM E. BRASHER**, a widower, (herein referred to as Grantor) do grant, bargain, sell and convey unto **KAREN DIEHL**, a married person, (herein referred to as Grantee) the following described property situated in Shelby County, Alabama, to-wit:

A parcel of land being situated in the Southeast quarter of the Northeast Quarter of Section 36, Township 21 South, Range 1 West, more particularly described as follows: Commence at the Northeast corner of the Southeast quarter of the Northeast quarter of Section 36, Township 21 South, Range 1 West, for a point of beginning; thence run South along the East line for a distance of 1012.7 feet to a point on the Northerly right-of-way line of a county paved road; thence run North 53 degrees 24 minutes West along said road right-of-way for a distance of 357.4 feet; thence run North 6 degrees 12 minutes 24 seconds East for a distance of 804.1 feet to a point on the North line of said forty; thence run North 89 degrees 56 minutes East along said forty line for a distance of 200.0 feet to the point of beginning.

LESS AND EXCEPT one acre of land more particularly described as follows: Begin at the Northeast corner of the Southeast quarter of the Northeast quarter, Section 36, Township 21 South, Range 1 West and run South along the East boundary line of said Section 36, a distance of 523.73 feet to the point of beginning; thence turn an angle of 90 degrees 00 minutes to the right and run West a distance of 65.0 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run South a distance of 207.26 feet to a point; thence turn an angle of 37 degrees 25 minutes 36 seconds to the right and run South 37 degrees 35 minutes 36 seconds West a distance of 187.44 feet to a point on the Northeast right-of-way line of County Highway 78; thence turn an angle of 90 degrees 00 minutes 36 seconds to the left and run South 53 degrees 24 minutes 00 seconds East along the said right-of-way line a distance of 223.39 feet to a point; thence turn an angle of 126 degrees 36 minutes 00 seconds to the left and run North a distance of 488.97 feet to the point of beginning; being situated in Shelby County, Alabama

Subject to taxes for the current year, easements of record, easements as located, and restrictions of record, if any.

TO HAVE AND TO HOLD TO the said Grantee in fee simple forever. And I do for myself and for my heirs, executors, and administrators covenant with the said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I 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, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1 day of July, 2016.

 (L.S.)

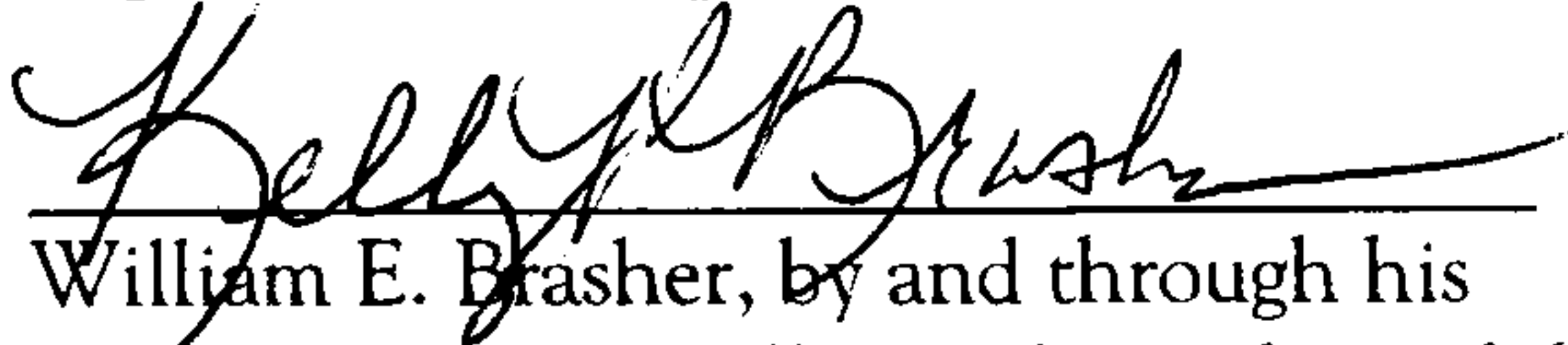
William E. Brasher, by and through his attorney-in-fact, Kelly Brasher, who is duly authorized pursuant to the Power of Attorney filed for record in the Probate Court of Shelby County, Alabama in Book _____ At Page _____


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Instrument# 20160701000229200

Real Estate Sales Validation

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 herein may result in the imposition of the penalty indicated in Code of Alabama, (1975) §40-22-1(h).

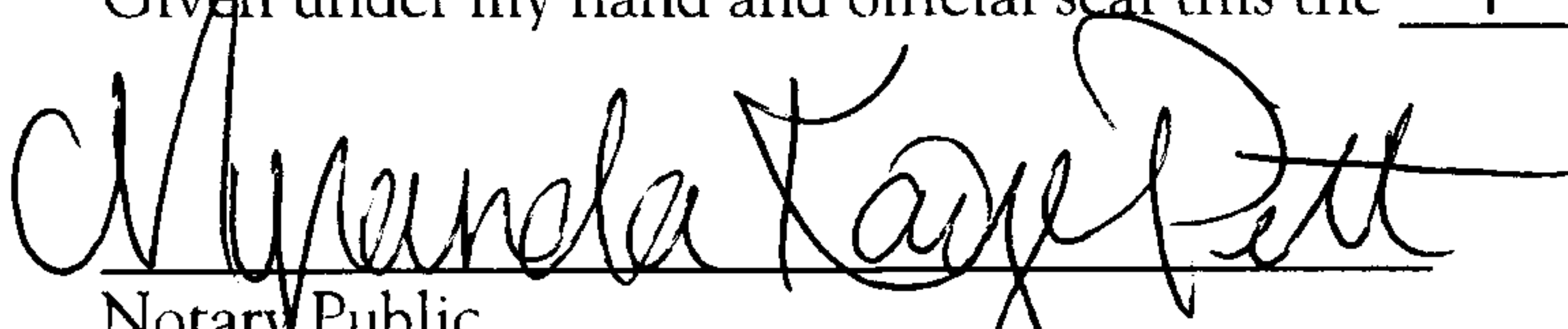


William E. Brasher, by and through his attorney-in-fact, Kelly Brasher, who is duly authorized pursuant to the Power of Attorney filed for record in the Probate Court of Shelby County, Alabama in Book _____ At Page _____

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned notary public in and for said State and County, hereby certify that KELLY BRASHER as attorney-in-fact for WILLIAM E. BRASHER whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that she is the duly authorized and appointed attorney-in-fact for William E. Brasher and that after being informed of the contents of this conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1 day of July, 2016.


Notary Public
My Commission Expires: 09/09/2017



This instrument was prepared by: Kelly Brasher, 801 Mooney Road, Columbiana, Alabama 35051


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