

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

SEND TAX NOTICE TO:
Joel D. Brasher and Jobie Lynn Brasher
213 Essex Dr.
Sterrett, AL 35147

WARRANTY DEED

20160720000253580

07/20/2016 12:15:37 PM

DEEDS 1/2

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Four Hundred Thirty-Five Thousand And No/100 Dollars (\$435,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Dennis Gowins, an unmarried man (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Joel D. Brasher and Jobie Lynn Brasher (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 321, according to the Survey of Forest Parks, 3rd Sector, as recorded in Map Book 22, Page 151, in the Probate Office 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.

Three Hundred Ninety-One Thousand Five Hundred And No/100 Dollars (\$391,500.00) 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 Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on July 15, 2016.

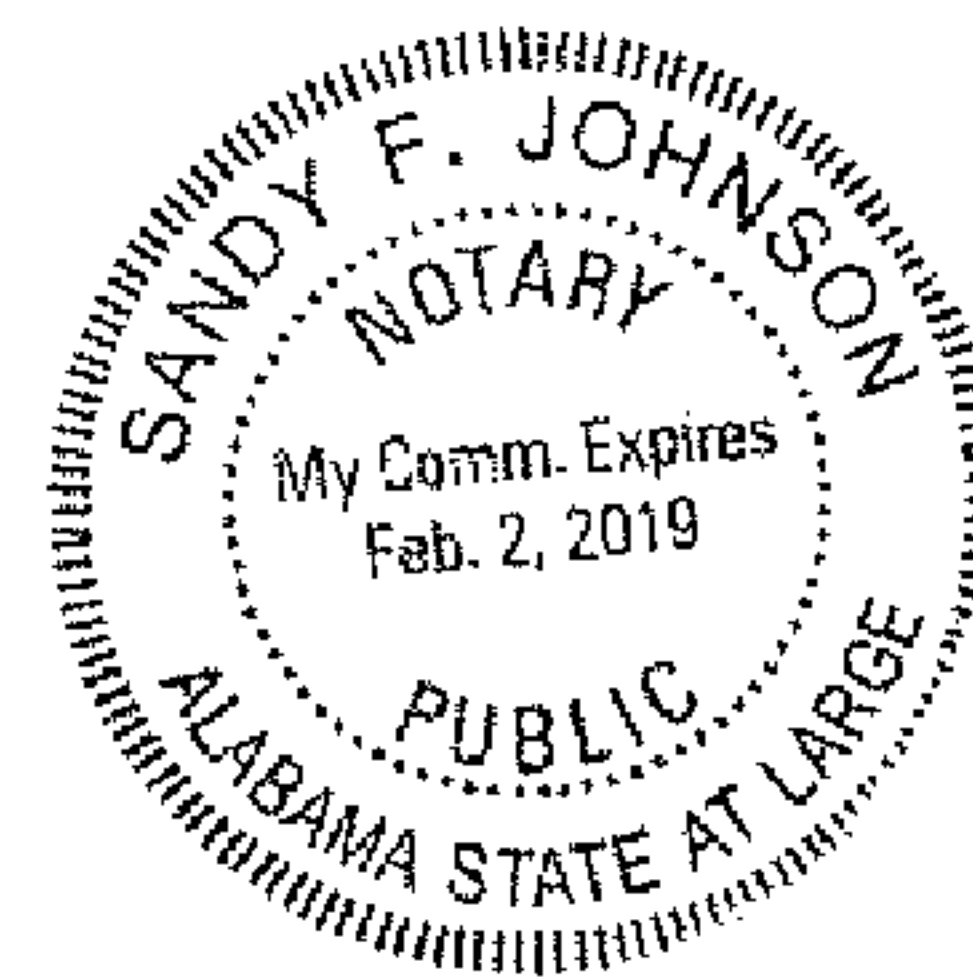

Dennis Gowins

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Dennis Gowins 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 the same bears date.

Given under my hand and official seal on 15 day of July, 2016.


Notary Public
My commission expires:



20160720000253580 07/20/2016 12:15:37 PM DEEDS 2/2

Grantor's Name Dennis Gowins
Mailing Address 213 Essex Dr.
Sterrett, AL 35147

Grantee's Name Joel D. Brasher and Jobie Lynn
Brasher
Mailing Address Po Box 209
Chelsea, AL 35043

Property Address 213 Essex Dr.
Sterrett, AL 35147

Date of Sale July 15, 2016
Total Purchase Price \$435,000.00
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 - Dennis Gowins, 213 Essex Dr., Sterrett, AL 35147.

Grantee's name and mailing address - Joel D. Brasher and Jobie Lynn Brasher, Po Box 209, Chelsea, AL 35043.

Property address - 213 Essex Dr., Sterrett, AL 35147

Date of Sale - July 15, 2016.

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: July 15, 2016

Haley Taylor

Sign

Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/20/2016 12:15:37 PM
\$61.50 CHERRY
20160720000253580