

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA


SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Five Thousand and no/100 DOLLARS (\$25,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Loyd L. Mehaffey, unmarried, and Loyd Wilson Mehaffey, married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Martin Thomas Brasher and Barbara A. Brasher (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A part of the NE 1/4 of SW 1/4 and part of the NW 1/4 of SE 1/4 of Section 10, Township 19 South, Range 2 East, described as follows: From the 1/2 mile corner on the South line of Section 10, thence looking West on said South line, turn right an angle of 92 deg. 11 min. running Northeasterly for a distance of 646.75 feet; thence turn an angle to the left of 6 deg. 17 min. running Northwesterly for a distance of 393.9 feet; thence turn an angle to the left of 6 deg. 28 min. and run Northwesterly for a distance of 408.62 feet; thence turn an angle to the left of 13 deg. 45 min. and run Northwesterly for a distance of 129.50 feet; thence turn an angle to the right of 90 deg. 00 min. and run Easterly for 40.0 feet to the East right of way line of Shelby County Highway No. 81 and the point of beginning; and being the center line of Spring Creek; thence turn an angle to the left of 90 deg. 24 min. and run Northwesterly along the East right of way of said Highway for a distance of 64.25 feet, thence turn an angle to the left of 6 deg. 47 min. and run Northwesterly along said right of way for a distance of 172.33 feet; thence turn an angle to the left of 7 deg. 08 min. and run Northwesterly along said right of way for a distance of 166.9 feet; thence turn an angle to the right of 108 deg. 40 min. and run Northeasterly for a distance of 327.4 feet; thence turn an angle to the right of 81 deg. 25 min. and running Southeasterly for a distance of 374.0 feet to the centerline of Spring Creek; thence Westerly along the centerline of Spring Creek to the point of beginning.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

Shelby County, AL 07/27/2016
State of Alabama
Deed Tax: \$25.00

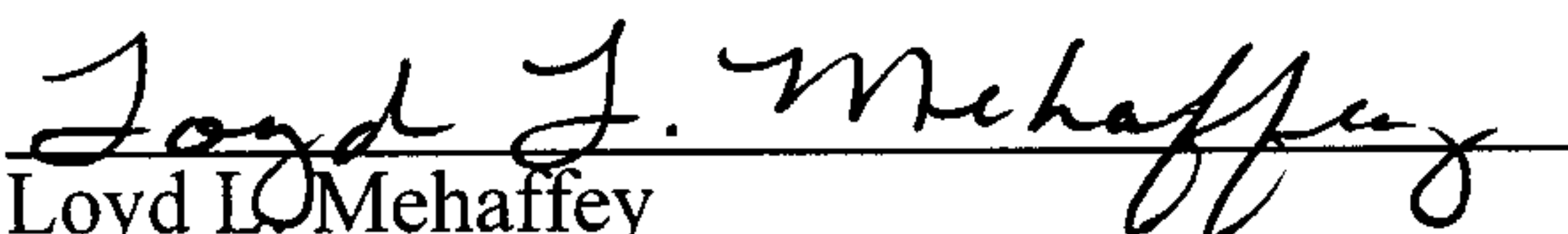

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Shelby Cnty Judge of Probate, AL
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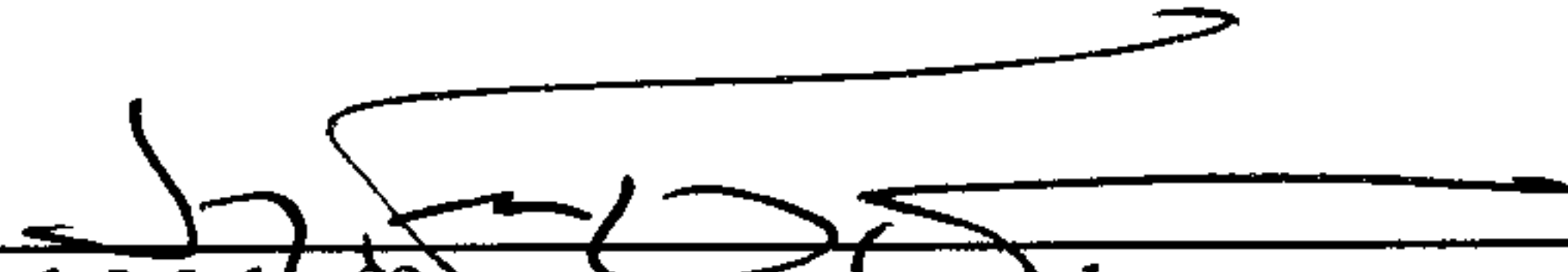
GRANTORS are the surviving grantees named in the deed recorded as Instrument # 20040301000103080 in the Probate Office of Shelby County, Alabama, the other grantee, Betty Mehaffey, having died on March 28, 2011. GRANTOR Loyd L. Mehaffey is one and the same as Lloyd L. Mahaffey as named in said deed. GRANTOR Loyd Wilson Mehaffey is one and the same as Lloyd Wilson Mahaffey named in said deed. Betty Mehaffey is one and the same as Betty Mahaffey named in said deed.

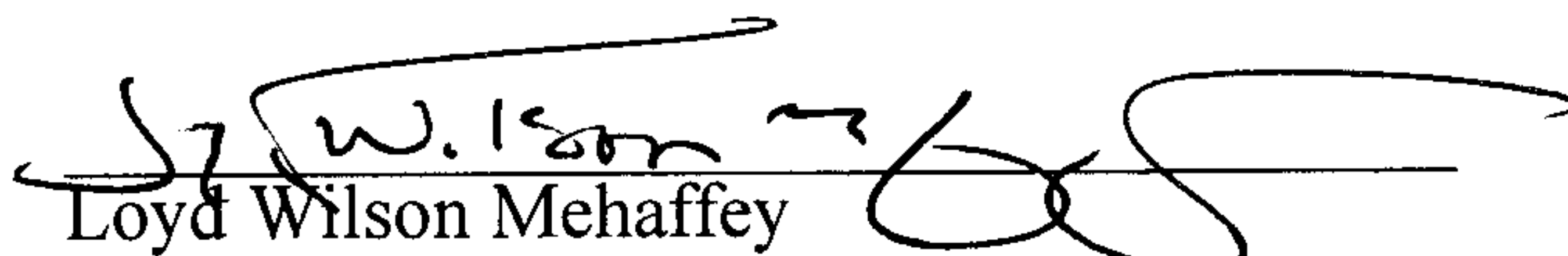
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion


And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES and GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are 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 GRANTEES' heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 27th day of July, 2016.


Loyd L. Mehaffey

by 
Loyd Mehaffey as agent under a power of attorney dated February 3, 2016

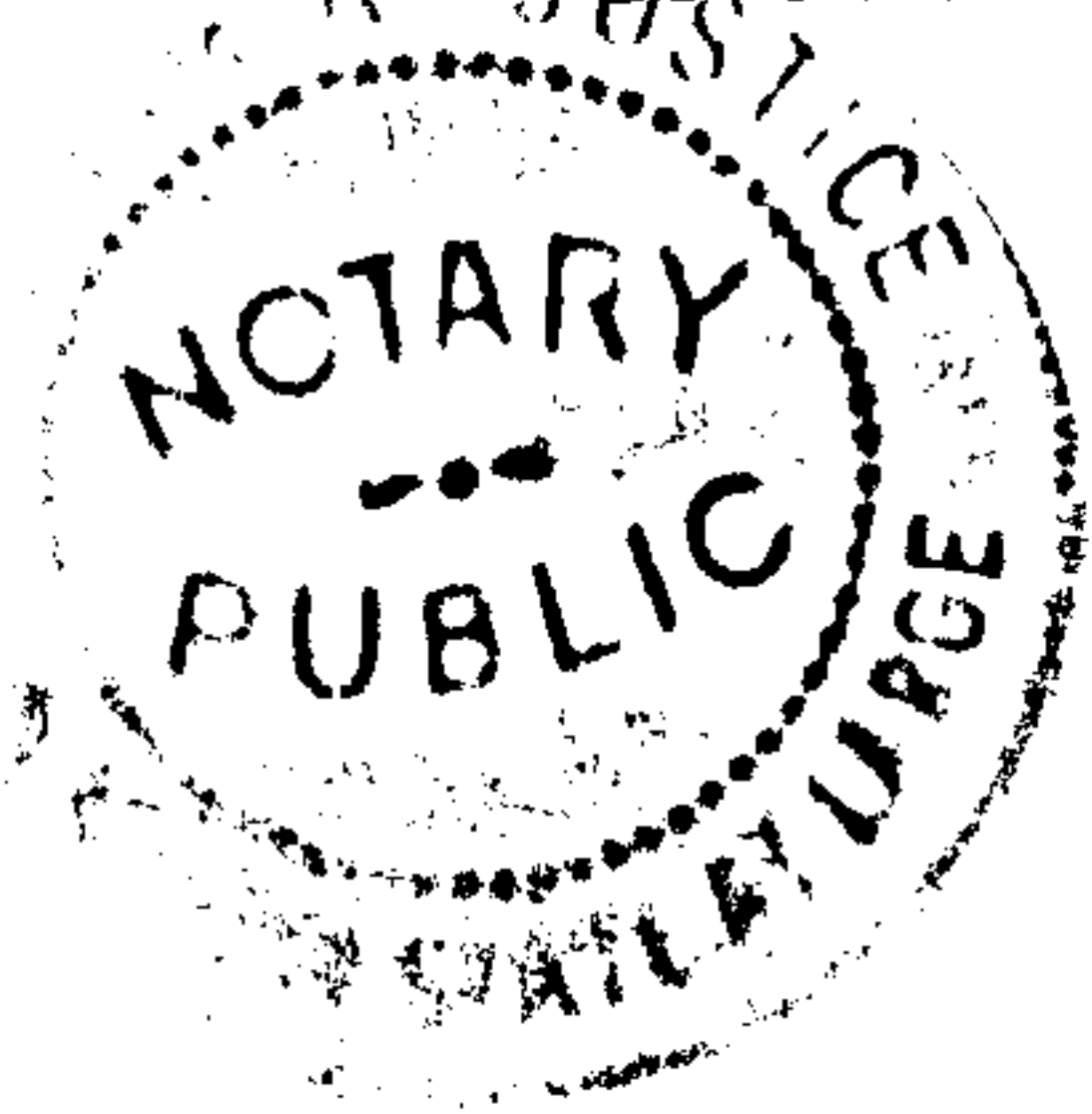

Loyd Wilson Mehaffey

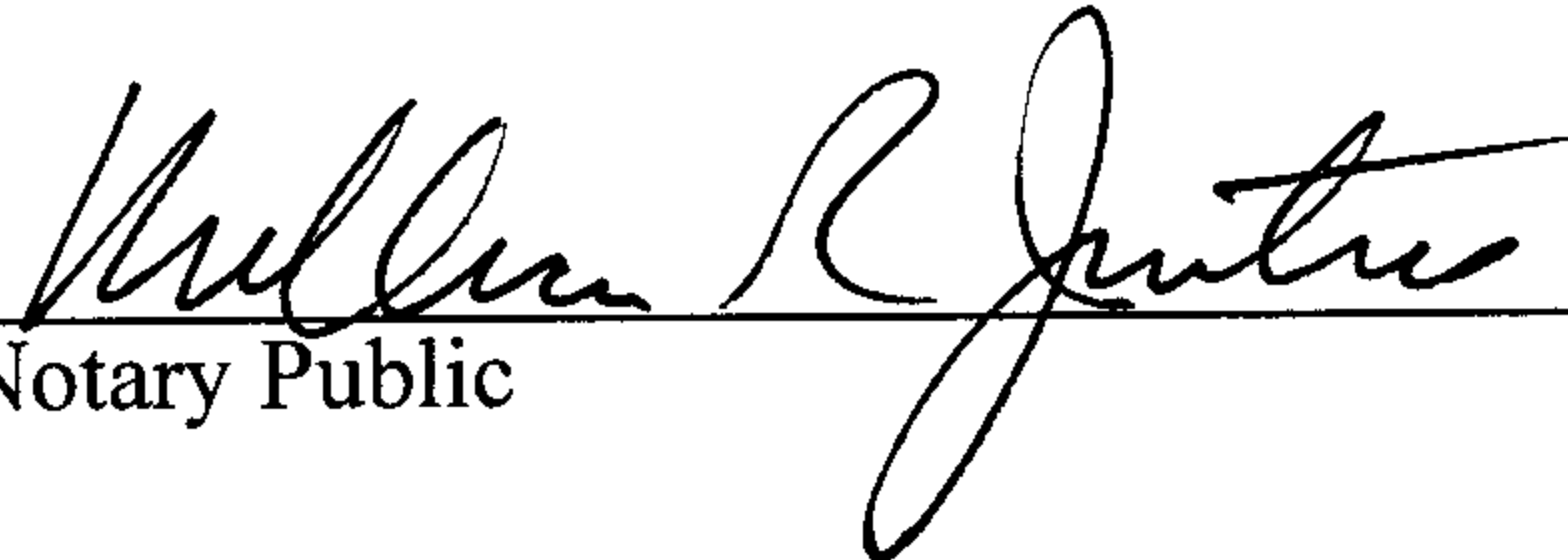

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STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Loyd Mehaffey, whose name as agent of Loyd L. Mehaffey 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 for and as the agent of Loyd L. Mehaffey on the day the same bears date.

Given under my hand and official seal this 27th day of July, 2016.

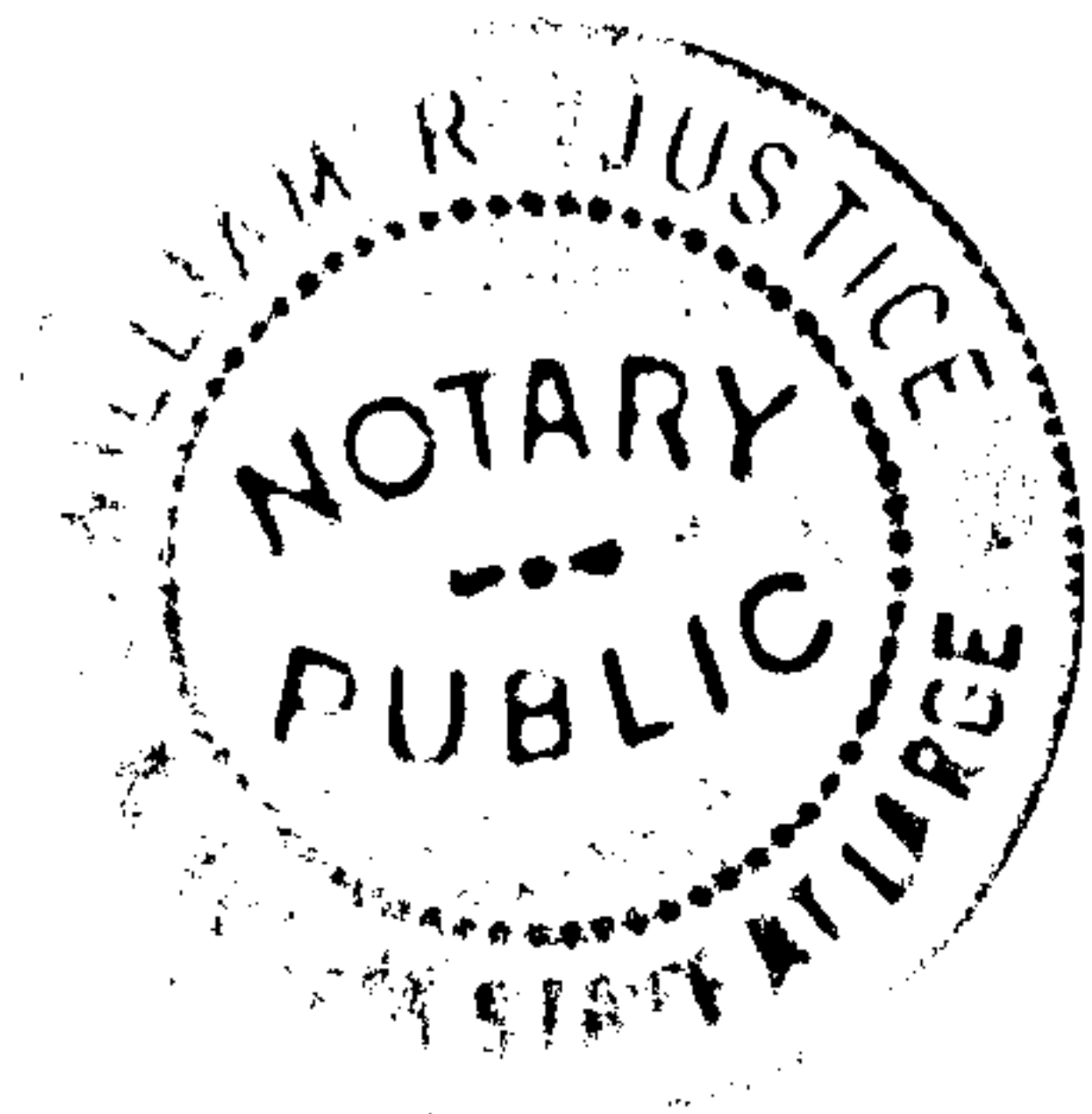



Notary Public


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Loyd Wilson Mehaffey, 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 this 27th day of July, 2016.




Notary Public


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Real Estate Sales Validation Form

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

Grantor's Name Loyd L. Mehaffey and
Mailing Address Loyd Wilson Mehaffey
314 Hunter Hills Circle
Chelsea, AL 35043

Grantee's Name Martin Thomas Brasler + Barbara A. Brasler
Mailing Address 375 McBrayer Drive
Vincent, AL 35178

Property Address Hwy 81
Vincent, AL

Date of Sale 7-27-16
Total Purchase Price \$ 25,000.00
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 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 7-27-16

Print Loyd Wilson Mehaffey

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



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Form RT-1