

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED


20161201000438790 1/4 \$51.00
Shelby Cnty Judge of Probate, AL
12/01/2016 01:08:26 PM FILED/CERT

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, Corinne Brasher and husband Reginald R. Brasher, referred to as Grantors, in hand paid by Dwight Gates and Penny Gates, 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:

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

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

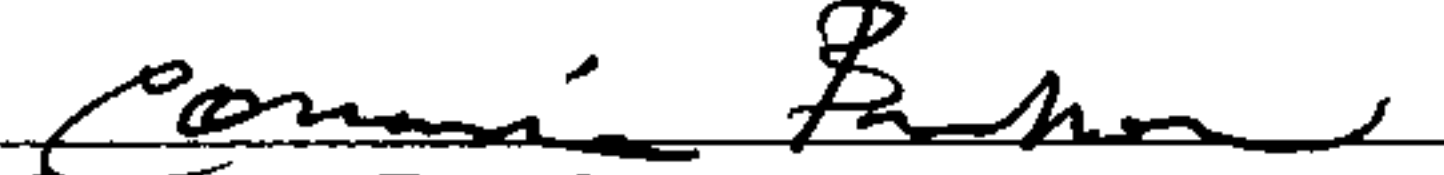
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in 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 21st day of Nov., 2016.

Shelby County, AL 12/01/2016
State of Alabama
Deed Tax: \$27.00

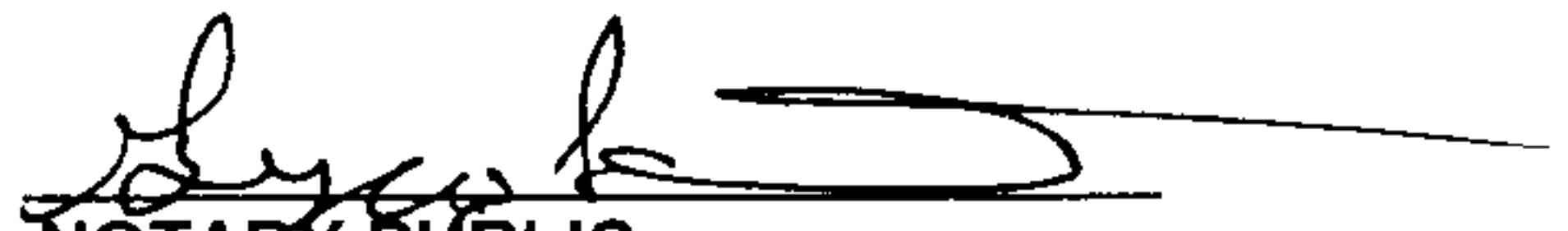

Corinne Brasher


Reginald R. Brasher

STATE OF ALABAMA)
SHELBY COUNTY)

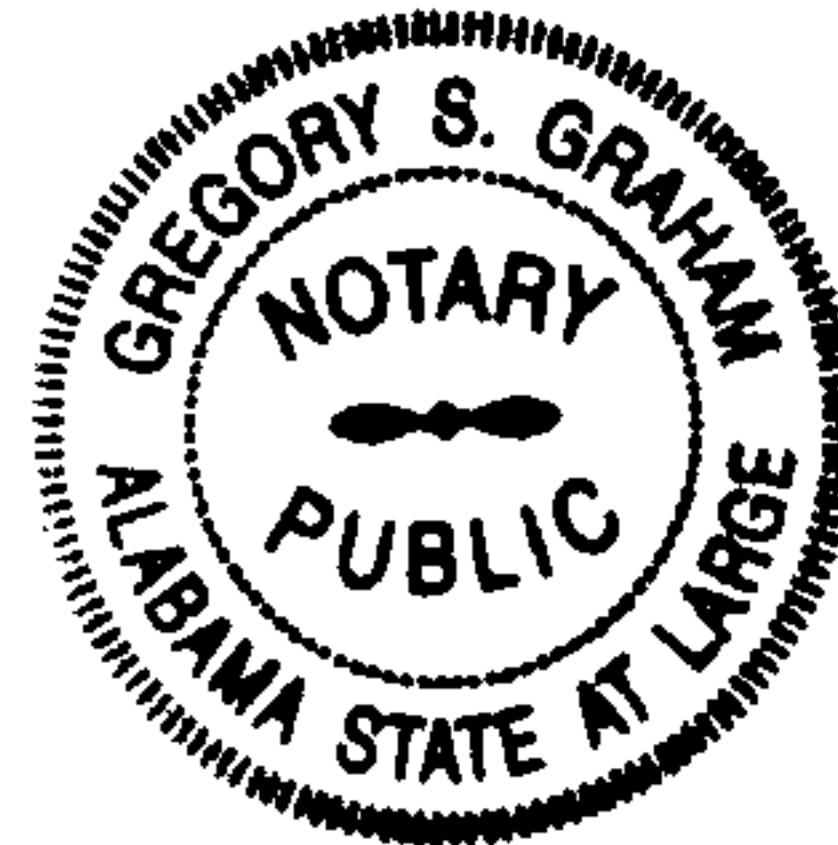
I, the undersigned authority, in and for said County, in said State, hereby certify that Corinne Brasher and husband Reginald R. Brasher, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument,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

Given under my hand and official seal this the 21st day of Nov, 2016.


NOTARY PUBLIC

My Commission Expires: 01/12/2020

This document prepared by:
Gregory S. Graham
P. O. Drawer 307
Childersburg, Alabama 35044



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EXHIBIT "A" - LEGAL DESCRIPTION

Commence at the Northeast corner of the Southeast quarter of the Southwest quarter of said Section 11; thence run South 00 degrees, 00 minutes, 00 seconds East along the East line of said quarter-quarter Section for a distance of 361.05 feet to a 2 inch open top iron found; thence run South 00 degrees, 00 minutes, 21 seconds West for a distance of 181.03 feet to a 1 ½ inch steel bar found; thence run South 56 degrees, 20 minutes, 02 seconds East for a distance of 139.40 feet to a 3/8 inch rebar found on the Northwest right-of-way line of Shelby County Highway No. 43; thence run South 43 degrees, 23 minutes, 13 seconds West along said Northwest right-of-way line for a distance of 127.07 feet to an iron pin set at the point of beginning; thence continue along last stated course and also along said Northwest right-of-way line for a distance of 310.41 feet to a 3 inch capped iron found; thence run North 02 degrees, 38 minutes, 40 seconds West for a distance of 374.78 feet to an iron pin set; thence run South 57 degrees, 09 minutes, 41 seconds East for a distance of 274.37 feet to the point of beginning; said parcel containing 41.865 square feet, or 0.961 acres, more or less and being situated in the South half of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama.

And Also: Subject to an exclusive 15' easement along the west side of the following described property.

Commence at the Northeast corner of the Southeast quarter of the Southwest quarter of said Section 11; thence run South 00 degrees, 00 minutes, 00 seconds East along the East line of said quarter-quarter Section for a distance of 361.05 feet to a 2 inch open top iron found; thence run South 00 degrees, 00 minutes, 21 seconds West for a distance of 181.03 feet to a 1 ½ inch steel bar found at the point of beginning; thence run South 56 degrees, 20 minutes, 02 seconds East for a distance of 139.40 feet to a 3/8 inch rebar found on the Northwest right-of-way line of Shelby County Highway No. 43; thence run South 43 degrees, 23 minutes, 13 seconds West along said Northwest right-of-way line for a distance of 127.07 feet to an iron pin set; thence run North 57 degrees, 09 minutes, 41 seconds West for a distance of 274.37 feet to an iron pin set; thence run North 02 degrees, 38 minutes, 40 seconds West for a distance of 83.43 feet to an iron pin set; thence run North 48 degrees, 03 minutes, 51 seconds East for a distance of 79.04 feet to a rebar with a cap with RLS #10559 found; thence run South 51 degrees, 50 minutes, 56 seconds East for distance of 186.74 feet to the point of beginning; said Parcel I containing 41,865 square feet, or 0.961 acres, more or less.



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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 Reginald R. Brasher
Mailing Address 12401 Hwy 43
Vandiver, AL
35170

Grantee's Name Dwight and Penny Galt
Mailing Address 12349 Hwy 43
Vandiver, AL
35170

Property Address 12349 Hwy 43
Vandiver, AL
35170

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 26,990

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 11/21/16

Print Reginald R. Brasher

☒ Unattested Karen J. Nelson
(verified by)

Sign Reginald R. Brasher
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

