

**THIS INSTRUMENT WAS PREPARED BY:**

Richard C. Shuleva, Attorney  
2450 Valleydale Road  
Birmingham, Alabama 35244

**SEND TAX NOTICE TO:**

Heather Parrish  
1034 Highway 72  
Pelham, Alabama 35124

**WARRANTY DEED**

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )        **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **Ten Dollars (\$10.00)** and other valuable consideration to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **Richard C. Shuleva, Personal Representative of the Estate of Johnny Eugene Brasher**, (herein referred to as grantor), grant, bargain, sell and convey unto, **Heather Renae Parrish and Juanita Rocksann Lawley**, (herein referred to as grantees, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the NE ¼ of the SE1/4, Section 18, TS 20S, R2W, Shelby County, Alabama and run thence Easterly along the South line of said quarter-quarter a distance of 659.68' to the point of beginning of the parcel being described; thence continue along last described course a distance of 430.16 feet to a point, thence turn an angle of 88 deg. 40'00" to the left and run Northerly a distance of 455.81' to a point; thence turn an angle of 91 deg. 20' 00" to the left and run Westerly a distance of 430.16' to a point; thence turn an angle of 88 deg. 40' 00" to the left and run Southerly a distance of 455.81' to the point of beginning, containing 4.5 acres. Property is served by a twenty foot wide easement described in separate description.

**Easement:**

A 20' wide access easement described as follows: Commence at the SW corner of the NE ¼ of the SE ¼ Sec. 18 TS 20S, R2W, Shelby County, Alabama and run thence Westerly a distance of 396.0' to a point; thence turn an angle of 91 deg. 46'50" to the right and run Northerly a distance of 209.03' to the point of beginning of the easement being described; thence continue along last described course a distance of 20.01' to a point; thence turn an angle of 88 deg. 13'10" to the right and run Easterly a distance of 1,057.47' to a point on the West Property line of Parcel No. 1; thence turn an angle of 91 deg. 20'00" to the right and run southerly a distance of 20.01' to a point; thence turn an angle of 88 deg.40'00" to the right and run Westerly a distance of 1,057.32' to the point of beginning and the end of easement.


Subject to current taxes, easements, restrictions, mineral and mining rights and rights of way of record.

The legal description set out herein was furnished to preparer by the grantor herein without the benefit of survey or title search.

Annette Fisher, one of the grantees in that Joint Survivorship Warranty Deed dated February 26, 1990, and recorded in Book 280, Page 214 in the Probate Court of Shelby County, Alabama, predeceased the said Johnny Eugene Brasher, having died on March 3, 2009.

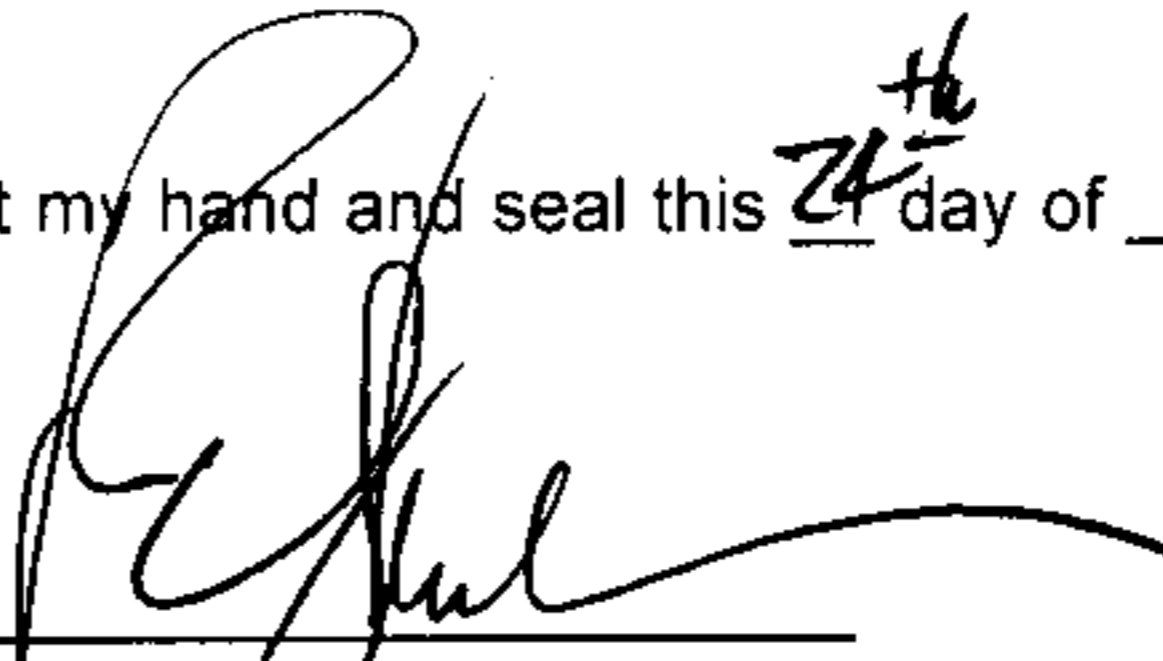
**TO HAVE AND TO HOLD** to the said GRANTEES, their heirs and assigns forever.

Shelby County, AL 02/06/2017  
State of Alabama  
Deed Tax: \$42.00

  
2017020600045110 1/3 \$63.00  
Shelby Cnty Judge of Probate, AL  
02/06/2017 01:15:02 PM FILED/CERT

And I do for myself and for my heirs, and administrators, covenant with the said grantees, their 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 shall and my heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24<sup>th</sup> day of MARCH, 2016.

  
Richard C. Shuleva  
As Personal Representative of the  
Estate of Johnny Eugene Brasher

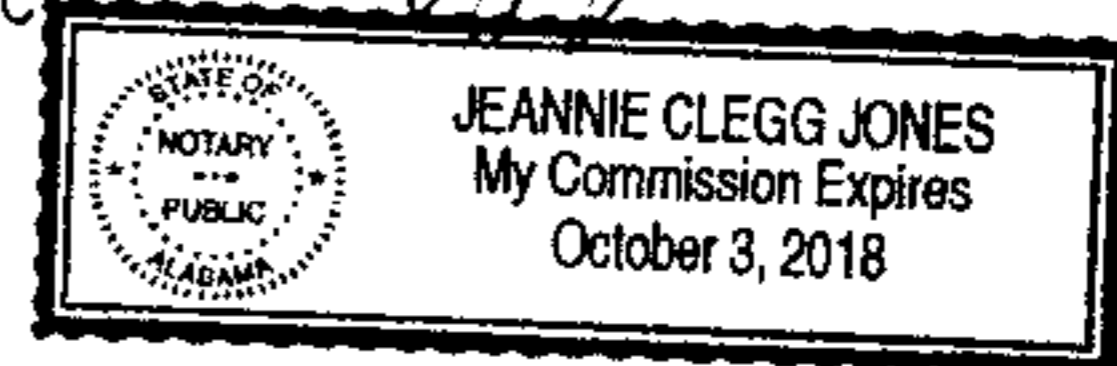
STATE OF ALABAMA )  
COUNTY OF SHELBY )


I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Richard C. Shuleva**, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of March, 2016.

Oct. 3, 2018  
My Commission Expires

  
Notary Public



  
20170206000045110 2/3 \$63.00  
Shelby Cnty Judge of Probate, AL  
02/06/2017 01:15:02 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Rick Shuleva
Mailing Address Personal Rep
2450 Valleudale Rd
B'ham 35244

Grantee's Name Heather Parrish
Mailing Address 1034 Hwy 72
Pelham, AL 35124

Property Address 1034 Hwy 72
Pelham 35124

Date of Sale 3/24/14
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 41,840

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 2/6/17

Print RICHARD C. SHULEVA
Sign
(Grantor/Grantee/Owner/Agent) circle one

Unattested



20170206000045110 3/3 \$63.00
Shelby Cnty Judge of Probate, AL
02/06/2017 01:15:02 PM FILED/CERT