

This instrument was provided by:

Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:

Sequoia Partners LLC  
300 Montforton Lakes  
Columbiana, AL 35051

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTY THOUSAND DOLLARS and 00/100 (\$50,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**Harvey B. Brasher**, a married man, **Linda G. Brasher**, a single woman,  
**Connie Brasher**, a single woman, **Rhonda McClelland**, a married woman,  
**Reggie Neil Brasher, Jr.**, a married man, **Shondra Duke**, a single woman

grant, bargain, sell and convey unto,

**Sequoia Partners, LLC**

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

Grantors herein are the heirs at law of Ella Brasher, deceased, having died on or about 3 Aug 1998.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2017 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the homestead of the grantor, or of his/her spouse.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 8th day of Feb, 2017.

Harvey B. Brasher  
Harvey B. Brasher

Linda G. Brasher  
Linda G. Brasher

Connie Brasher  
Connie Brasher

Rhonda McClelland  
Rhonda McClelland

Reggie Neil Brasher, Jr  
Reggie Neil Brasher, Jr

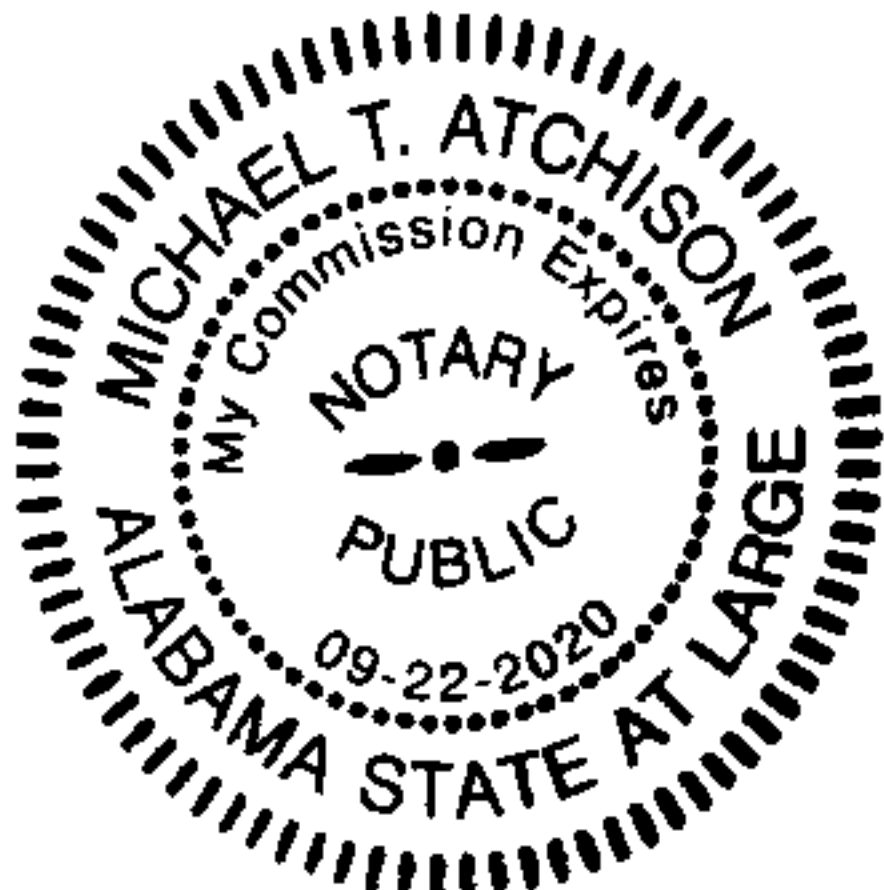
Shondra Duke  
Shondra Duke

Shelby County, AL 02/13/2017  
State of Alabama  
Deed Tax: \$50.00

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Harvey B. Brasher, Linda G. Brasher, Connie Brasher, Rhonda McClelland, Reggie Neil Brasher, Jr., and Shondra Duke**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of

Given under my hand and official seal this 8th day of Feb, 2017.



Michael T. Atchison  
Notary Public

My Commission Expires: 9-22-20

20170213000052470 1/3 \$71.00  
Shelby Cnty Judge of Probate, AL  
02/13/2017 12:47:36 PM FILED/CERT

**EXHIBIT A – LEGAL DESCRIPTION**

**All that part of the NE ¼ of SW ¼ of Section 29, Township 19, Range 1 West, described as follows:**

**Begin at SE corner of said forty, run approximately 50 feet west or to intersection of county road as a starting point. Run West 250 feet, thence North 145 feet, run East 300 feet or to county road, then on West side of county road 175 feet to the point of beginning.**



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Shelby Cnty Judge of Probate, AL  
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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    The Estate of Ella Brasher  
Harvey B Brasher  
Linda G. Brasher  
Connie Brasher  
Rhonda McClelland  
Reggie Neil Brasher Jr.  
Shondra Duke

Grantee's Name    Sequoia Partners LLC

Mailing Address    1326 Hwy 36  
Chelsea AL 35043

Mailing Address    300 Manhattan Lakes  
Columbiana, Ala 35051

Property Address    520 County Road 377  
Chelsea, AL 35043

Date of Sale    February 08, 2017  
Total Purchase Price    \$50,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 February 07, 2017

Print

M. L. T. Atchison (Agent)  
John T. Atchison

Form RT-1



20170213000052470 3/3 \$71.00  
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