


STATE OF ALABAMA)

COUNTY OF SHELBY)

DEED


20170315000087550 1/4 \$55.00
Shelby Cnty Judge of Probate, AL
03/15/2017 01:43:20 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that, pursuant to the Order of the Probate Court of Shelby County, Alabama, filed on October 6, 2016, in the Matter of the Estates of Lena Mae Brasher, Case Number PR-2010-000311 and Lawrence H. Brasher, Case #PR-2011-000643 (the "Order"), authorizing the undersigned to sell the real property (the "Property") described in Order attached as Exhibit "1" on the front steps of the Shelby County Courthouse, Columbiana, Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in the *Shelby County Reporter*, a newspaper of general circulation published in Shelby County, Alabama; and

WHEREAS, notice was published in the *Shelby County Reporter*, a newspaper of general circulation and published in Shelby County, Alabama, on October 26, November 2 and November 9, 2016, that the Property would be sold at the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on November 16, 2016; and

WHEREAS, the sale was held at the time and place stated in the notice, in strict conformity with the Order, at which sale Terry L. Reagin and wife, Maria A. Reagin, became the purchasers of the Property at and for the sum of \$31,000.00, cash, which was the highest, best, and last bid therefor; and

WHEREAS, the undersigned, James J. Odom, Jr., conducted the sale and acted as auctioneer thereat.

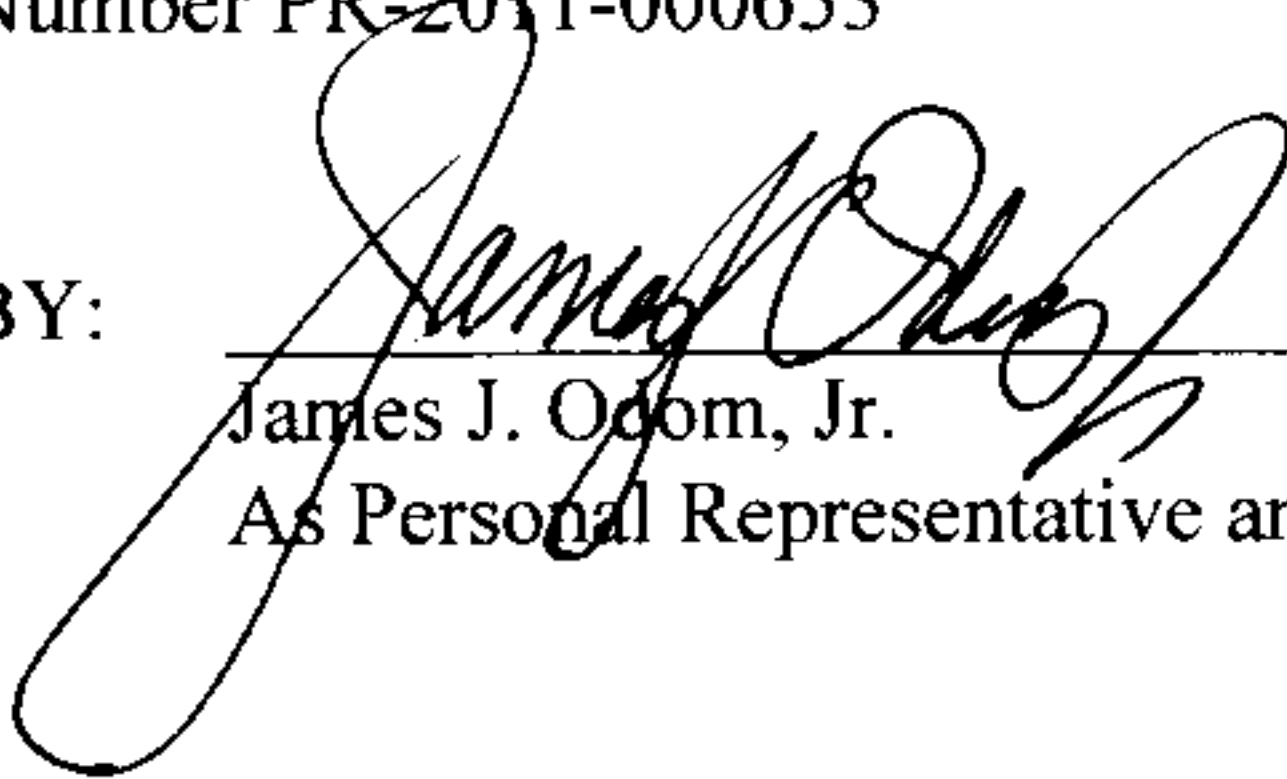
NOW THEREFORE, in consideration of the premises, the Estates of Lena Mae Brasher, Shelby County Probate Case Number PR-2010-000311, and Lawrence H. Brasher, Shelby County Case Number PR-2011-000643, acting by and through the undersigned as their duly constituted and appointed Personal Representative and auctioneer at the sale, does hereby grant, bargain, sell and convey unto Terry L. Reagin and Maria A. Reagin, as joint tenants ("Grantees"), with right of survivorship, without warranty or recourse expressed or implied as to title, use and/or enjoyment, the real property situated in Shelby County, Alabama, and more particularly described in the Order attached as Exhibit "1."

TO HAVE AND TO HOLD unto Terry L. Reagin and Maria A. Reagin, as joint tenants with right of survivorship, forever, as fully and completely in all respects as the same could or ought to be conveyed to Terry L. Reagin and Maria A. Reagin under and by virtue of the power and authority contained in the Order. Title is expressly subject to the Mortgage to America's First Federal Credit Union, recorded in Instrument #2000-06430, in the Probate Office of Shelby County, Alabama, and also subject to prior liens, ad valorem taxes, easements and restrictions of record.

Shelby County, AL 03/15/2017
State of Alabama
Deed Tax: \$31.00

IN WITNESS WHEREOF, the Estates of Lena Mae Brasher and Lawrence H. Brasher, have hereunto set their hands and seals by their Personal Representative and auctioneer at said sale on the day and year first above written.

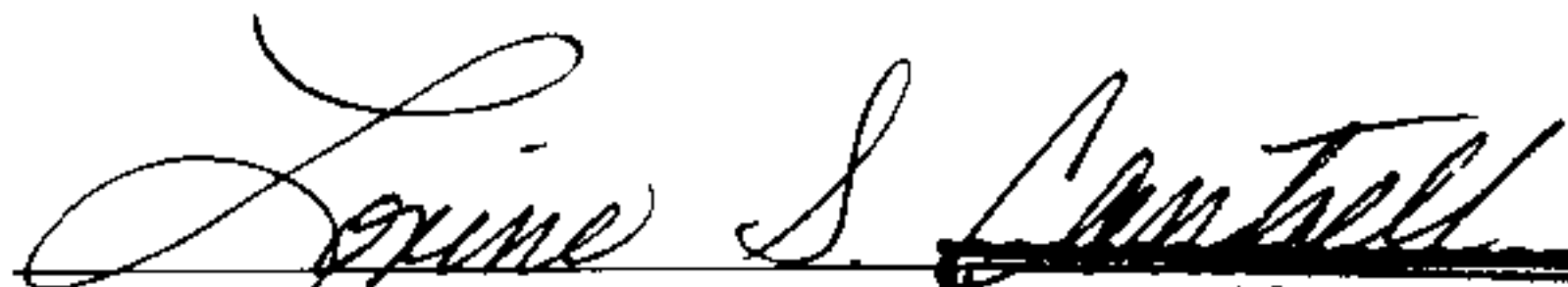
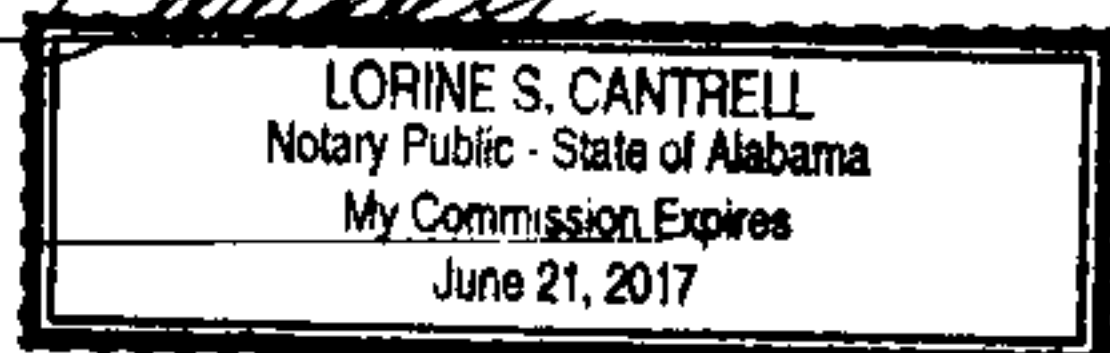
Estate of Lena Mae Brasher, deceased
Shelby County Case Number PR-2010-000311, and
Estate of Lawrence H. Brasher, Shelby County Case
Number PR-2011-000653

BY: 
James J. Odom, Jr.
As Personal Representative and Auctioneer

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that James J. Odom, Jr., whose name as Personal Representative and auctioneer for the Estates of Lena Mae Brasher, Shelby County Case Number PR-2010-000311 and Lawrence H. Brasher, Shelby County Case Number PR-2011-000653, 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, as such Personal Representative and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 21st day of November, 2016.


Notary Public
My Commission Expires: 

THIS INSTRUMENT PREPARED BY:
JAMES J. ODOM, JR.
Post Office Box 11244
Birmingham, AL 35202-1244

Grantees' Address/Send Tax Notice To:
Terry L. and Maria A. Reagin
605 Adams Lane
Leeds, AL 35094




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EXHIBIT "1"

A parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 18, Township 18 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama being more particularly described as follows:

BEGIN at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 18, Township 18 South, Range 1 East; thence run in a southerly direction along the east line of said quarter-quarter section for a distance of 659.28 feet; thence turn a deflection angle to the right of 89 degrees 28 minutes 21 seconds and leaving said east line run in a westerly direction for a distance of 150.01 feet; thence turn a deflection angle to the left of 89 degrees 28 minutes 21 seconds and run in a southerly direction for a distance of 490.49 feet; thence turn a deflection angle to the right of 91 degrees 46 minutes 27 seconds and run in a westerly direction for a distance of 130.19 feet; thence turn a deflection angle to the right of 91 degrees 50 minutes 42 seconds and run in a northerly direction for a distance of 485.26 feet; thence turn a deflection angle to the left of 90 degrees 26 minutes 04 seconds and run in a westerly direction for a distance of 110.39 feet; thence turn a deflection angle to the right of 90 degrees 26 minutes 04 seconds and run in a northerly direction for a distance of 659.12 feet to the north line of Section 18; thence turn a deflection angle to the right of 89 degrees 32 minutes 37 seconds and run in an easterly direction along said north line for a distance of 392.20 feet to the POINT OF BEGINNING.

Containing 7.38 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 Lena Mae Brasher
Mailing Address ESTATE

Grantee's Name Terry + Maria Reagin
Mailing Address 1005 Adams Ln
Leeds AL 35094

Cl James Dean
P.O. Box 11244
Bham AL 35202

Property Address NO address assigned

Date of Sale 11/21/14
Total Purchase Price \$ 31,000.

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 3/15/17

Print MARIA REGAN

Sign Maria Reagin
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

