

This instrument prepared by:  
Amy Logan  
1220 Alford Avenue  
Birmingham, AL 35226

SEND TAX NOTICE TO:  
George E. Brasher  
5145 Selkirk Dr  
Birmingham, AL 35242

**GENERAL WARRANTY DEED**

**20170403000110790**

**04/03/2017 11:37:18 AM**

**DEEDS 1/2**

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of One Hundred Seventy-Five Thousand And No/100 Dollars (\$175,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, <sup>\*</sup>Robert G. Byrd, Jr. and <sup>\*\*</sup>Robert G. Byrd, Sr. and Sharon W. Byrd, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto George E. Brasher (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

\* Robert G. Byrd, Jr. an unmarried man

Lot 8, in Block 1, according to the Survey of Selkirk, a subdivision of Inverness and recorded in Map Book 6, Page 163, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.



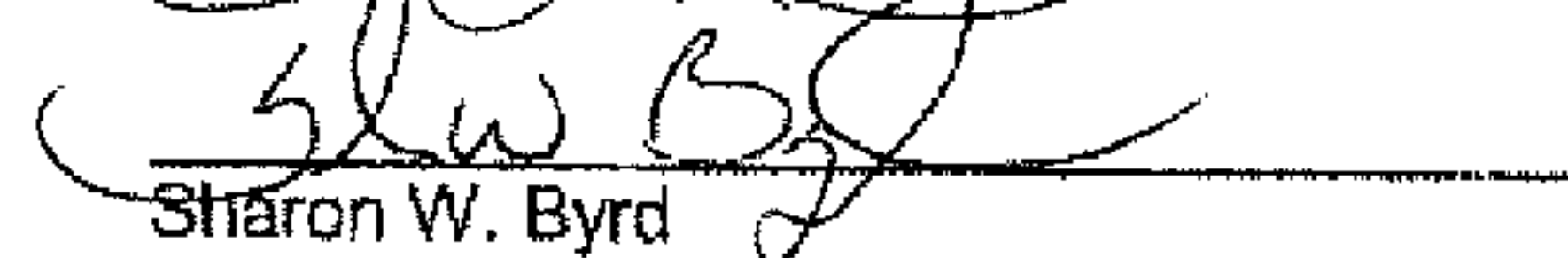
\*\* Robert G. Byrd, Sr. and Sharon W. Byrd, husband and wife

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$166,250.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has 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 grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on March 13, 2017.

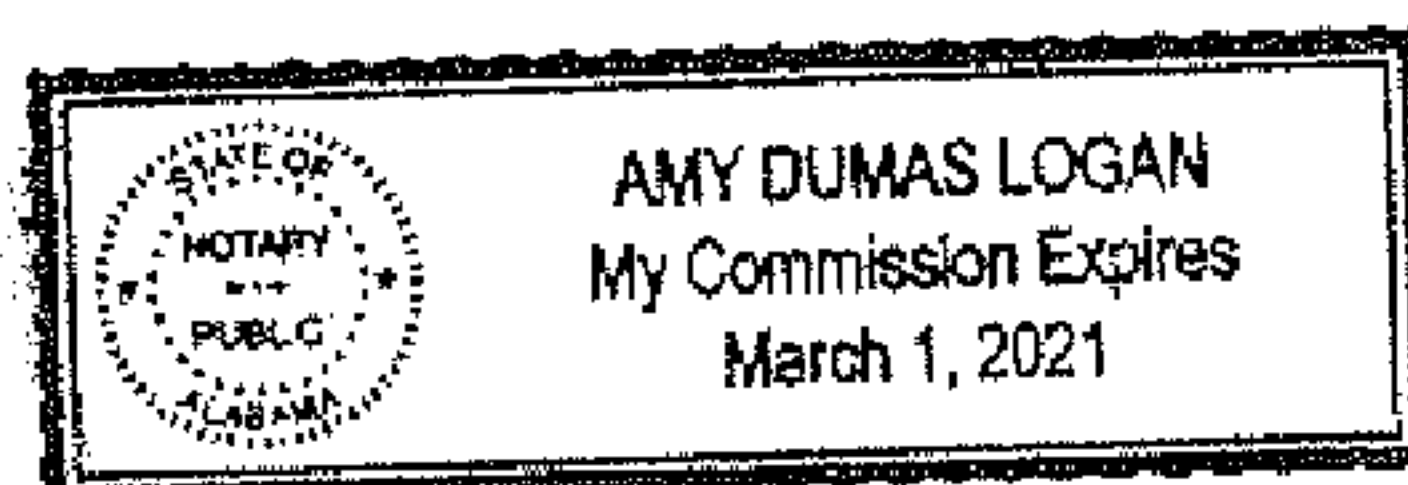
  
Robert G. Byrd, Jr.  
  
Robert G. Byrd, Sr.  
  
Sharon W. Byrd

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Robert G. Byrd, Jr. and Sharon W. Byrd and Robert G. Byrd, Sr. whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 13th day of March, 2017.

  
Notary Public  
My commission expires:



Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Robert G. Byrd, Jr. and Robert G.  
Byrd, Sr. and Sharon W. Byrd

Grantee's Name George E. Brasher

Mailing Address \_\_\_\_\_

Mailing Address

5145 Selkirk Dr.  
Birmingham AL 35242

20170403000110790 04/03/2017 11:37:18 AM DEEDS 2/2

Property Address 5145 Selkirk Dr  
Birmingham, AL 35242

Date of Sale March 13, 2017

Total Purchase Price \$175,000.00

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

\_\_\_ Appraisal

☒ Sales Contract

Other: \_\_\_\_\_

\_\_\_ 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 - Robert G. Byrd, Jr. and Robert G. Byrd, Sr. and Sharon W. Byrd, , .

Grantee's name and mailing address - George E. Brasher, , .

Property address - 5145 Selkirk Dr, Birmingham, AL 35242

Date of Sale - March 13, 2017.

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: March 13, 2017

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/03/2017 11:37:18 AM  
\$27.00 CHERRY  
20170403000110790

*[Signature]*