

THIS INSTRUMENT PREPARED BY: Diane Shotts

WRIGHT HOMES, INC.
P.O. BOX 429
6021 McASHAN DRIVE
McCALLA, AL 35111

Send tax notice to:
Carl E. and Nicole Brasher
50964 Hwy. 25
Sterrett, AL 35147

WARRANTY DEED (WITHOUT SURVIVORSHIP)

STATE OF ALABAMA
~~Jefferson~~ COUNTY

That in consideration of ~~\$2,000.00~~ ^{04/10/17} ~~\$2,000.00~~ ^{\$200,000}

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Carl E. Brasher and spouse, Nicole Brasher,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Wright Homes, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A"

The Grantors warranty to the Grantee that the property is suitable for the construction of a house, that it will support the weight of all improvements, and it will eliminate or dispose of waste by means of a septic tank and its field lines.

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, that 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 for my (our) 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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 3rd day of April, 2017.

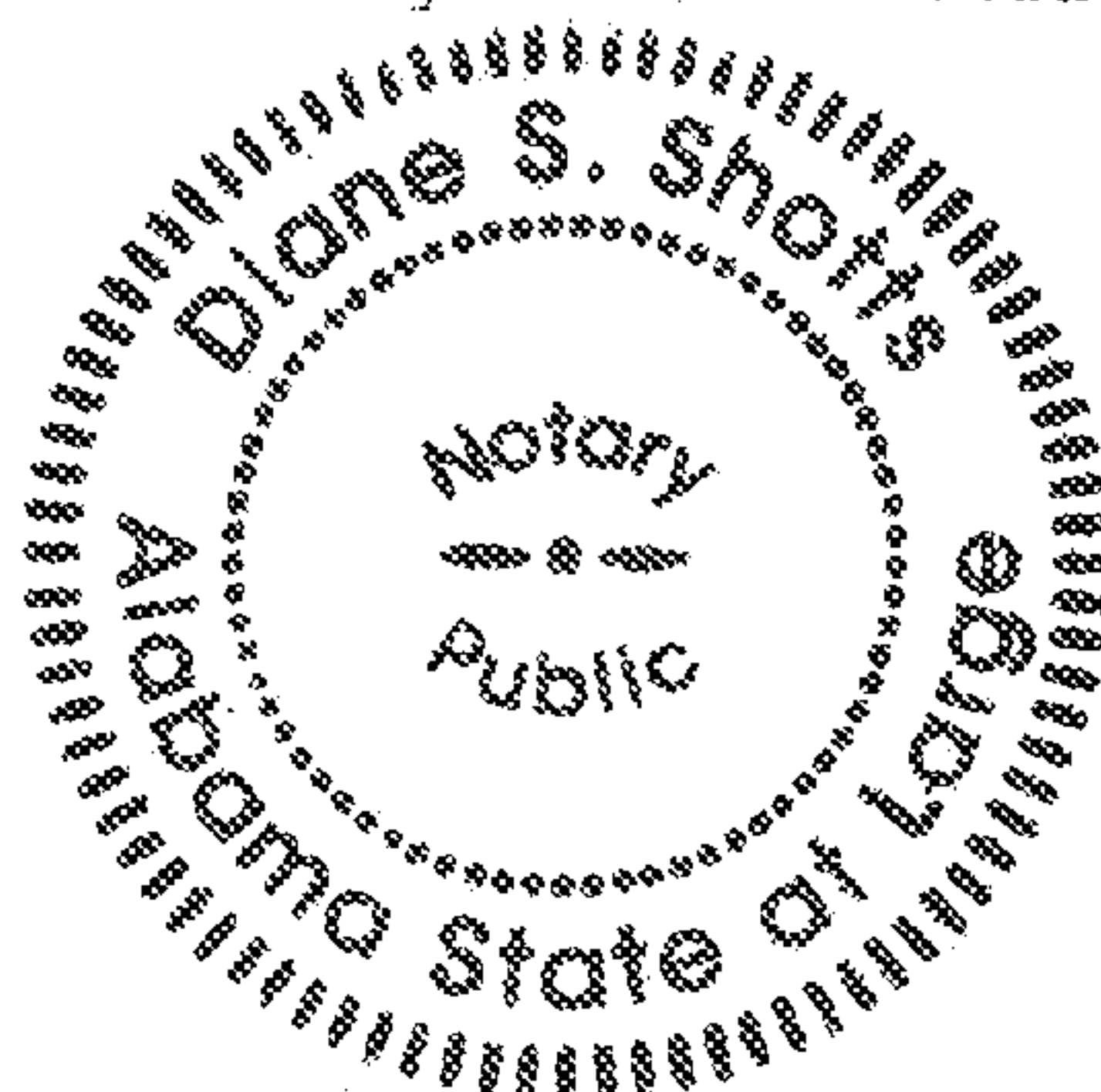
Carl E. Brasher
Nicole Brasher

STATE OF ALABAMA
Tuscaloosa COUNTY

General Acknowledgment

I, Diane S. Shotts, a Notary Public in and for said County, in said State, hereby certify that Carl E. & Nicole J. Brasher 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of April A.D., 2017.



Diane S. Shotts
NOTARY PUBLIC

My Commission Expires: January 6, 2018

EXHIBIT "A"

A parcel of land situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commencing at the northeast corner of NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East thence run South along the east line of said $\frac{1}{4}$ section for 484.26 feet, thence turn right 69 degrees 42 minutes and run 91.21 feet to the southwesterly right-of-way line of the Central of Georgia Railroad, said right-of-way lying 50 feet distant from the centerline of tracts and the POINT OF BEGINNING; thence run S 69 degrees 42 minutes 00 seconds West for 1026.96 feet to a 2 inch diameter open iron pipe found on the easterly right-of-way line of Alabama Highway 25 said right-of-way lying 40 feet distant from the highway centerline, thence run S 32 degrees 46 minutes 32 seconds E to the chord of a curve to the left, said curve having a radius of 532.96 feet and an arc length of 209.55 feet (210 feed deed), and run a chord length of 208.21 feet to a 2 inch diameter open iron pipe fount; thence, leaving said highway, run N 69 degrees 36 minutes 22 seconds E for 998.60 feet more or less to the intersection with the east $\frac{1}{4}$ section line thence run along said east line N 0 degrees 00 minutes 00 seconds E for 93.50 feet to the intersection with the southwesterly right-of-way line of the Central of Georgia Railroad; thence run along said right-of-way N 43 degrees 35 minutes 21 seconds W for 124.74 feet to the POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name	<u>Carl E. & Nicole J. Brasher</u>	Grantee's Name	<u>Wright Homes Inc</u>
Mailing Address	<u>340 Sun Valley Cr</u> <u>Sterrett, AL 35147</u>	Mailing Address	<u>PO Box 429</u> <u>McCalla, AL 35111</u>
Property Address	<u>50964 Highway 25</u> <u>Sterrett, AL 35147</u>	Date of Sale	<u>4/3/17</u>
		Total Purchase Price \$	
		or	
		Actual Value	<u>\$ 200,000</u>
		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 _____

____ Unattested

(verified by)

Print Diane S. Shotts for Wright Homes IncSign Diane S. Shotts for Wright Homes Inc

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 04/10/2017 08:03:26 AM
 \$221.00 CHERRY
 20170410000119340