

THIS INSTRUMENT PREPARED BY
ELLIS, HEAD, OWENS & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

Virgil Lee Brasher

119 Ellis Farm Road

Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00) and Love and Affection** to the undersigned Grantors, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we,

Rebecca Brasher Sturm and husband, **Jerry Sturm**,
1888 Highway 303, Shelby, AL 35143 (the said Rebecca Brasher Sturm
also known as Rebecca A. Brasher and Rebecca Ann Hope Brasher)

Virgil Lee Brasher, a married man,
119 Ellis Farm Road, Columbiana, AL 35051, and

Sarah Brasher Kendrick, a married woman,
1818 Highway 303, Shelby, AL 35143

(herein referred to as GRANTORS) do hereby grant, bargain, sell, and convey unto

Virgil Lee Brasher
119 Ellis Farm Road, Columbiana, AL 35051

(herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, the address of which is vacant land along Highway 303 in Shelby, Shelby County, Alabama 35143, to-wit:

Parcel 1:


All that part of the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 24 North, Range 15 East, lying West of the centerline of Waxahatchee Creek, and the South 1/2 of the Southeast 1/4 of Section 6, Township 24 North, Range 15 East.

Parcel 2:

The South 1/2 of the hereinafter described parcel:

The Northeast 1/4 of the Southeast 1/4 of Section 6, Township 24 North, Range 15 East, and a tract located in the Southeast 1/4 of the Northeast 1/4 of said Section 6, Township 24 North, Range 15 East, more particularly described as follows: Begin at the Southwest corner of said Southeast 1/4 of Northeast 1/4 of said Section 6, and run thence in an Easterly direction along the Southern boundary of said 1/4-1/4 section a distance of 900 feet, more or less, to the centerline of the existing dirt driveway leading from Highway 303 to the Old Brasher Homeplace; thence turn to the left and run North along the centerline of said driveway a distance of 210 feet to a point; thence turn left and run Westerly parallel with the Southern boundary of said 1/4-1/4 section a distance of 910 feet, more or less, to a point on the Western boundary of said 1/4-1/4 section; thence turn to the left and run Southerly 210 feet, more or less, along the Western boundary of said 1/4-1/4 section to the Point of Beginning.

Shelby County, AL 04/27/2017
State of Alabama
Deed Tax: \$205.50


20170427000144750 1/4 \$229.50
Shelby Cnty Judge of Probate, AL
04/27/2017 11:15:13 AM FILED/CERT

There is also created in favor of Virgil Lee Brasher and Sarah Brasher Kendrick a permanent and perpetual easement and right-of-way for ingress and egress and installation of utilities over and along the existing driveway leading from Shelby County Road No. 303 to the Bob Brasher Homeplace and continuing from the Bob Brasher Homeplace in a Southerly and then Westerly direction to a ford on Waxahatchee Creek, said right-of-way being 30 feet in width, 15 feet on either side of the centerline of the existing driveway and the centerline of the existing dirt road leading to the ford on Waxahatchee Creek.

The above described property constitutes no part of the homestead of either Grantor Virgil Lee Brasher and his spouse or Grantor Sarah Brasher Kendrick and her spouse.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns, forever.

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

20th **IN WITNESS WHEREOF**, we have hereunto set our hands and seals this day of April, 2017.

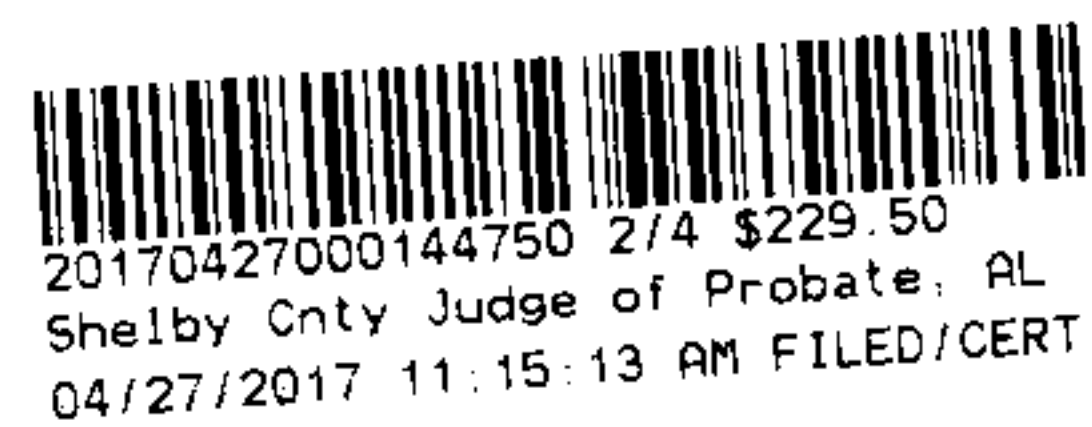
Rebecca Brasher Sturm (SEAL)
Rebecca Brasher Sturm

Jerry Sturm (SEAL)
Jerry Sturm

Virgil Lee Brasher (SEAL)
Virgil Lee Brasher

Sarah Brasher Kendrick (SEAL)
Sarah Brasher Kendrick

[INTENTIONAL END OF PAGE - ACKNOWLEDGMENTS ON FOLLOWING PAGE]

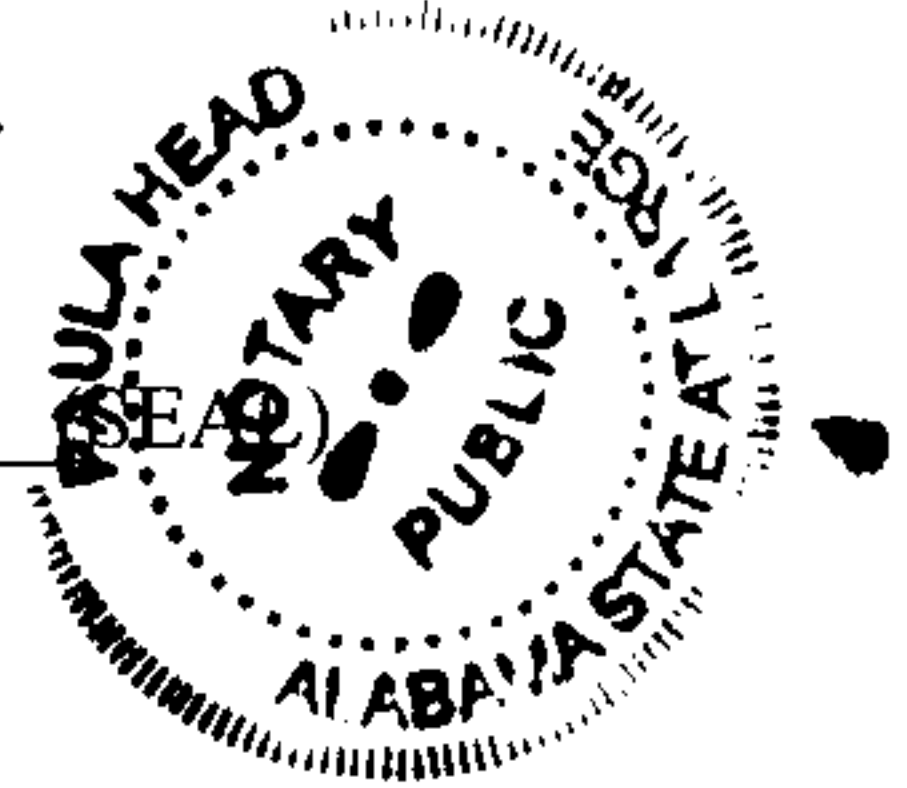


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Rebecca Brasher Sturm** and husband, **Jerry Sturm**, 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 this 5 day of April, 2017.

Paula Head
Notary Public

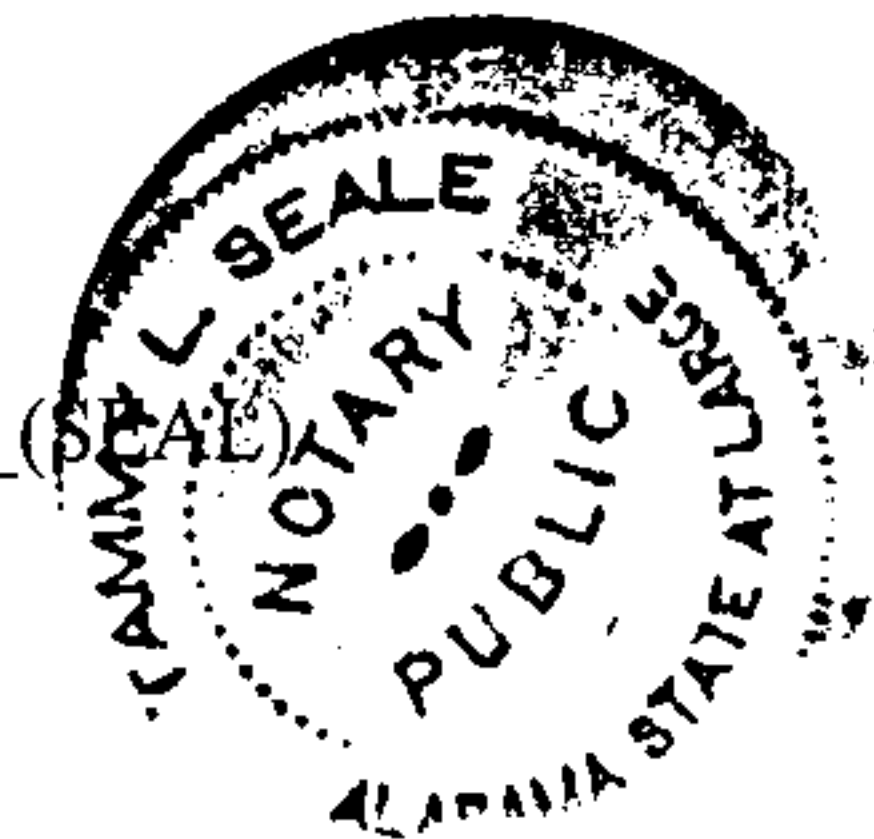


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Virgil Lee Brasher**, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of April, 2017.

Jimmy L. Seale
Notary Public

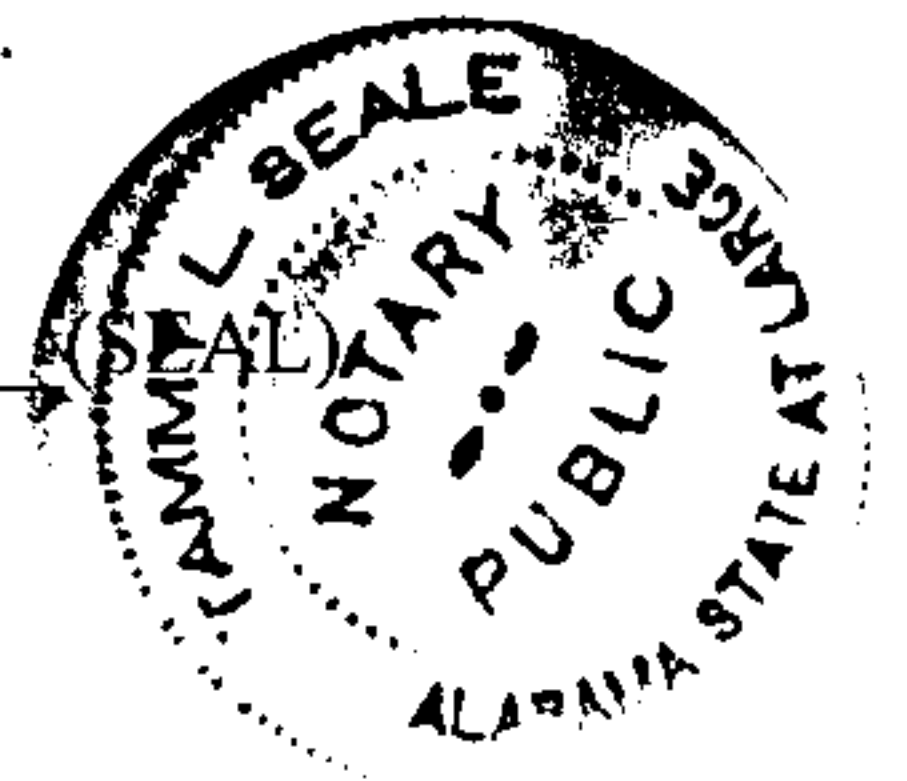


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sarah Brasher Kendrick**, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of April, 2017.

Jimmy L. Seale
Notary Public



20170427000144750 3/4 \$229.50
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 Rebecca Brasher Sturm, et al.
Mailing Address 1888 Hwy 303
Shelby, AL 35143


Grantee's Name Virgil Lee Brasher
Mailing Address 119 Ellis Farm Road
Columbiana, AL 35051

Property Address vacant land along Hwy 303
Shelby, AL 35143

Date of Sale 04-20-2017
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 273,700.00 $\frac{3}{4} = 205,275.$


20170427000144750 4/4 \$229.50
Shelby Cnty Judge of Probate, AL
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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 Based on Total Market Value on file in
☐ Closing Statement the office of the Shelby County Property Tax Commissioner

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 04-27-2017

Print Virgil Lee Brasher

Unattested Paula Head
(verified by)

Sign Virgil Lee Brasher
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1