

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

SEND TAX NOTICE TO:

Virgil Lee Brasher/Sarah Brasher Kendrick
119 Ellis Farm Road
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 05/18/2017
State of Alabama
Deed Tax: \$100.00


20170518000174290 1/2 \$118.00
Shelby Cnty Judge of Probate, AL
05/18/2017 02:35:04 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar and Love and Affection**, to the undersigned Grantor, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I,

Rebecca Hope Brasher Sturm, a married woman
whose mailing address is 1888 Highway 303, Shelby, Alabama 35143

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

Virgil Lee Brasher, 119 Ellis Farm Road, Columbiana, AL 35051, and
Sarah Brasher Kendrick, 1818 Highway 303, Shelby, AL 35143

(herein referred to as GRANTEES) the following described real estate, situated in Shelby County, Alabama, the address of which is 5975 Highway 47, Shelby, Alabama 35143, to-wit:

NE 1/4 of SW 1/4 of Section 4, Township 24, Range 15 East, Shelby County, Alabama.

The above described property constitutes no part of the homestead of Grantor or her spouse.

Grantor reserves in favor of herself a life estate in and to the above described property, including, but not limited to, the right to collect and receive rents from any part of the property and the right to sell and convey any merchantable timber during her lifetime.

(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 GRANTEES their heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

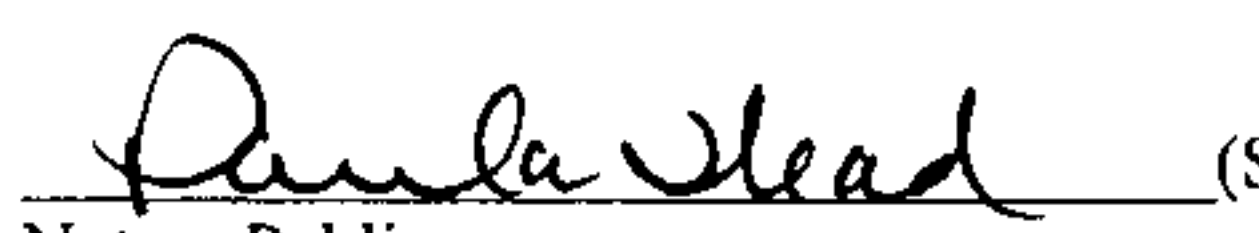
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28 day of February, 2017.

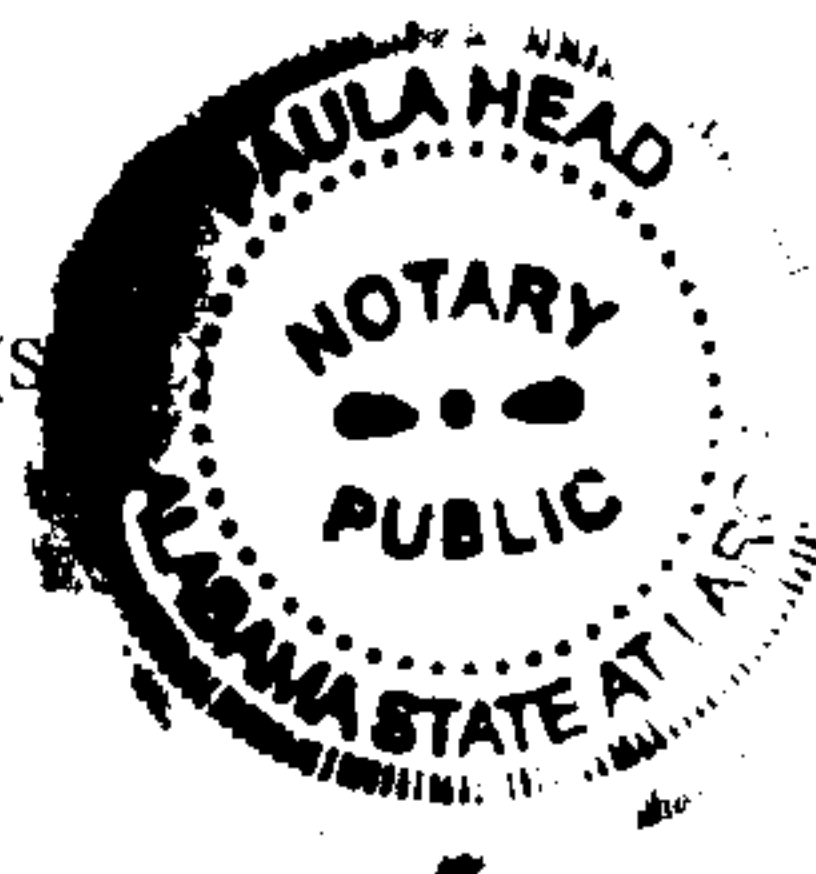

Rebecca Hope Brasher Sturm (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Rebecca Hope Brasher Sturm**, a married woman, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of February, 2017.


Notary Public



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 Hope Brasher Sturm
Mailing Address 1888 Hwy 303
Shelby, AL 35143

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

Property Address 5975 Hwy 47
Shelby, AL 35147

Date of Sale 02-28-2017
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 99,510.00



20170518000174290 2/2 \$118.00
Shelby Cnty Judge of Probate, AL
05/18/2017 02:35:04 PM FILED/CERT

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.

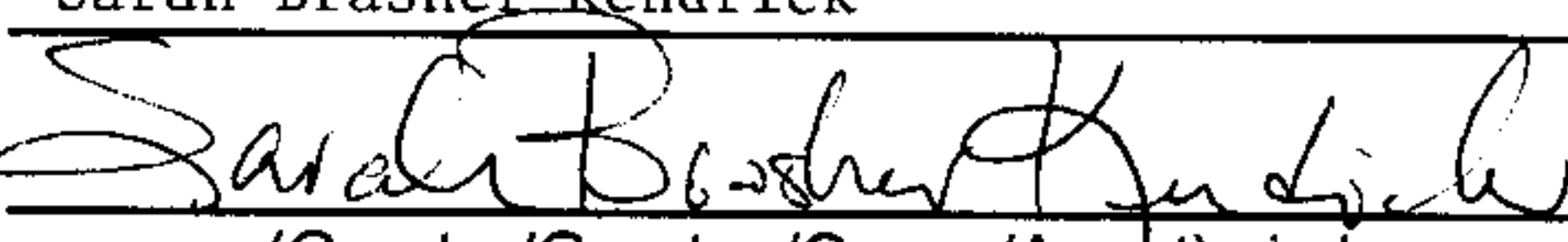
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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

Print Sarah Brasher Kendrick

☐ Unattested

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

(verified by)

Form RT-1