

This instrument was prepared without
benefit of title evidence or survey by:

Grantee's address:
1411 Highway 50
Vandiver, AL 35176

Joshua D. Arnold
P.O. Box 587, Columbiana, Alabama 35051

QUITCLAIM DEED



20170914000335750 1/3 \$25.50
Shelby Cnty Judge of Probate, AL
09/14/2017 03:23:26 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand Five Hundred and no/100 DOLLARS (\$4,500.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Jerry Brasher, an unmarried man (herein referred to as GRANTOR, whether one or more) hereby releases, quitclaims, grants, sells, and conveys unto Betty Sue Brasher, unmarried, (herein referred to as GRANTEE, whether one or more), all of his right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

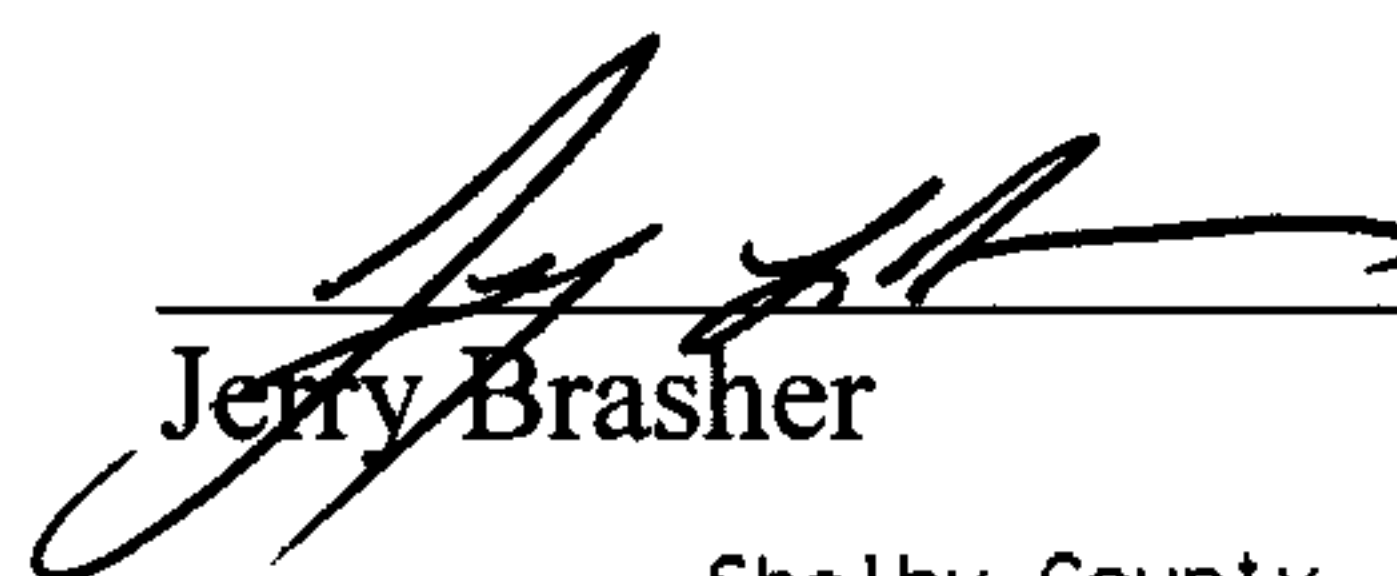
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

No portion of the above-described real property constitutes GRANTOR'S homestead.

TO HAVE AND TO HOLD to the said GRANTEE, in fee simple, and to the heirs and assigns of GRANTEE forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTORS' hand and seal, this the 8 day of September, 2017.

STATE OF ALABAMA)
SHELBY COUNTY)

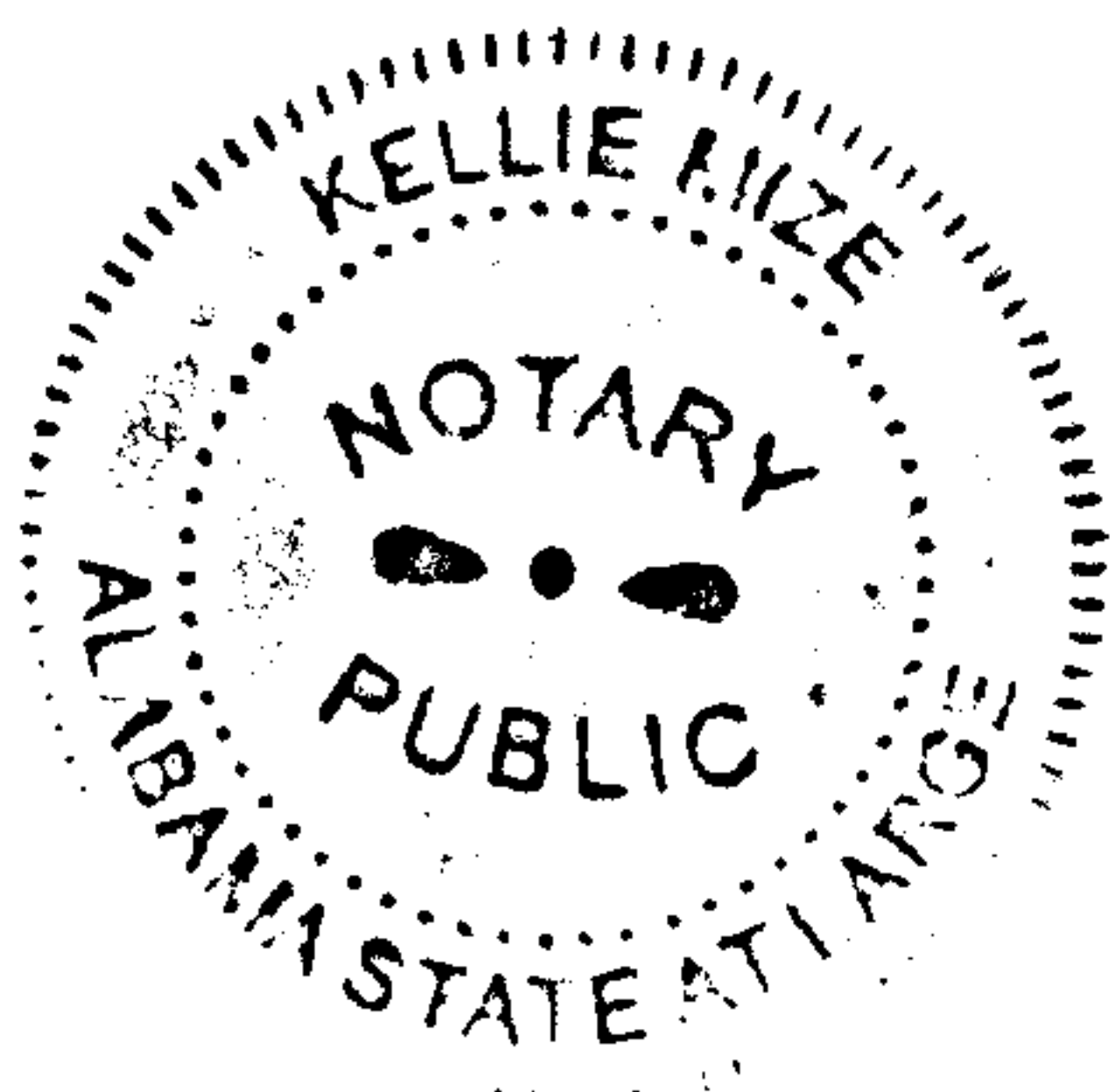

Jerry Brasher

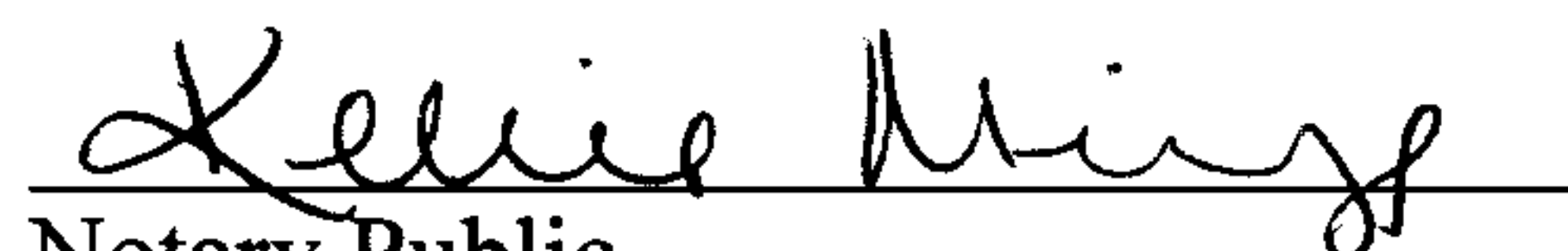
Shelby County, AL 09/14/2017
State of Alabama
Deed Tax: \$4.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry Brasher, 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 the 8th day of September, 2017.




Notary Public

My Commission Expires: _____

My Commission Expires 3-10-2019

EXHIBIT A

All N ½ of the NW ¼ of the NW ¼ of Section 12, Township 18 South, Range 1 East that lies West of Whitfield Branch or Creek, being seven (7) acres more or less;

Commence at the Point of beginning, being at the N.E. corner of the N.E. 1/4 of the N.E. 1/4 of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, and run South, 0 degrees 00 minutes 00 seconds a distance of 616.46 feet to a point; thence run North 89 degrees 41 minutes 55 seconds West a distance of 131.5 feet to a point; thence run North 0 degrees 02 minutes 36 seconds East a distance of about 617.81 feet to a point on the North line of said quarter-quarter; thence run South 89 degrees 34 minutes 54 seconds East along said quarter-quarter line a distance of about 131.5 feet to the point of beginning, containing 1.87 acres, more or less, located in Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.

The parcel herein conveyed is not the homestead of the Grantor or Grantor's spouse.

Grantor conveys to Grantee a non-exclusive 20 foot easement for ingress and egress and for usual and customary utilities over the lands of the Grantor and Grantor reserves a 20 foot easement for ingress and egress and for usual and customary utilities to parcels conveyed this date, which parcels were drawn and signed in the following order (1) Betty Sue Brasher, (2) Stella B. Lynn, (3) B. Clifford Brasher, (4) D. Kenneth Brasher and (5) Reginald Roland Brasher, but which deeds were delivered and thus intended to have legal effect in the following order so as to give full effect to the provisions concerning easements: (1) To D. Kenneth Brasher, (2) to B. Clifford Brasher, (3) to Reginald Roland Brasher, (4) to Betty Sue Brasher, and (5) to Stella B. Lynn, AND

Lots 1, 2, and 3, according to the survey of Betty Sue Brasher Family Subdivision, as recorded in Map Book 47, Page 56, in the Office of the Judge of Probate of Shelby County, Alabama.

Said property represents, in part, the same said property conveyed to W.E. Brasher, deceased, and Betty Sue Brasher in the deed dated March 23, 2017 and recorded in Deed Book 185 Page 495 in the Office of the Judge of Probate of Shelby County, Alabama.



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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 : Jerry Basher
Mailing Address _____

Grantee's Name: Betty Sue Brasher
Mailing Address: 1411 Hwy 50
Vandiver, AL 35176

Property Address: Betty Sue Brasher Family SD
Vandiver, AL

Date of Sale _____
Total Purchase Price \$ 4,500.00
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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other -


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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.

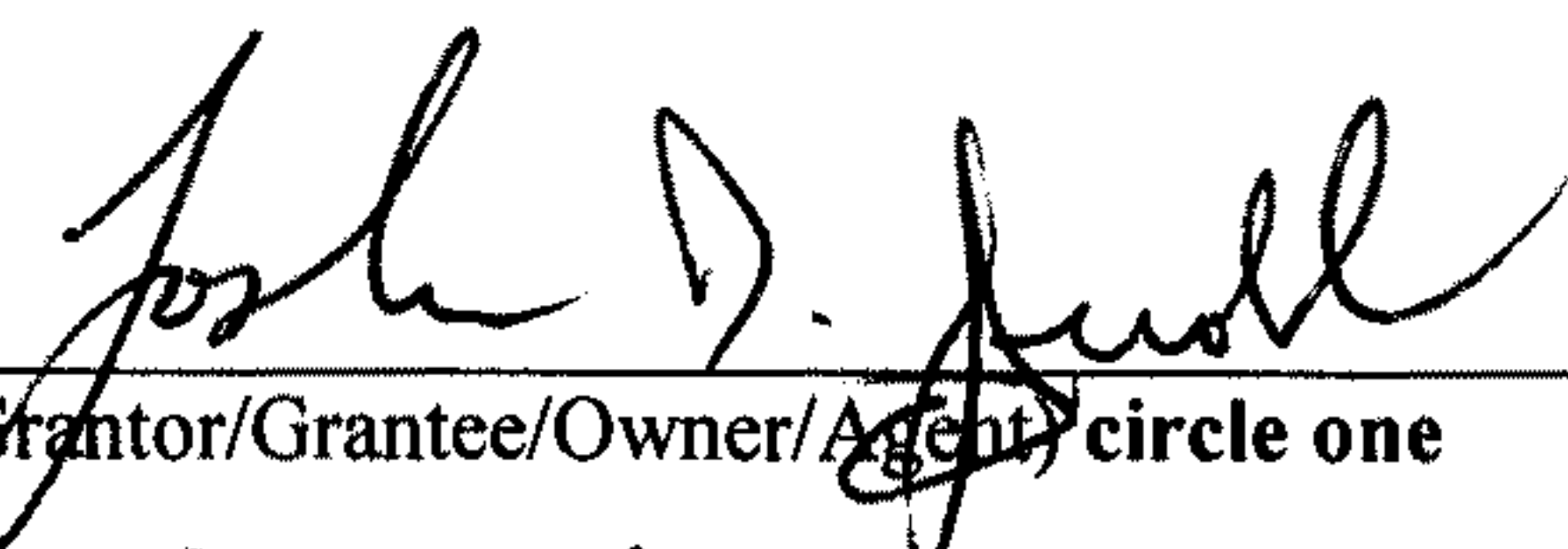
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 09-13-2017

Sign 
(Grantor/Grantee/Owner/Agent) circle one
Print Joshua D. Arnold

☒ Unattested

(Verified by)