

This instrument was prepared without
benefit of survey by:

Grantee's address:
8161 Bank Street
Leeds, AL 35094

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

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)



20170914000335790 1/3 \$23.50
Shelby Cnty Judge of Probate, AL
09/14/2017 03:23:30 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Betty Sue Brasher, an unmarried woman (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Gary Brasher and his wife, Elizabeth Kay Brasher, (herein referred to as GRANTEE, whether one or more) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Lots 1 and 2, 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.

The above described property is not the homestead of GRANTOR or his/her spouse(s).

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever.

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all


encumbrances unless otherwise noted above; that GRANTOR has a 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this the 10 day of September, 2017.

Betty Sue Brasher
Betty Sue Brasher

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment


20170914000335790 2/3 \$23.50
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty Sue 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of September, 2017.

Lilla Jean Portridge
Notary Public
My commission expires: 10/24/17



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

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

Grantee's Name: Gary Brasher & Elizabeth Kay Brasher
Mailing Address: 8161 Bank Street
Leeds, AL 35094

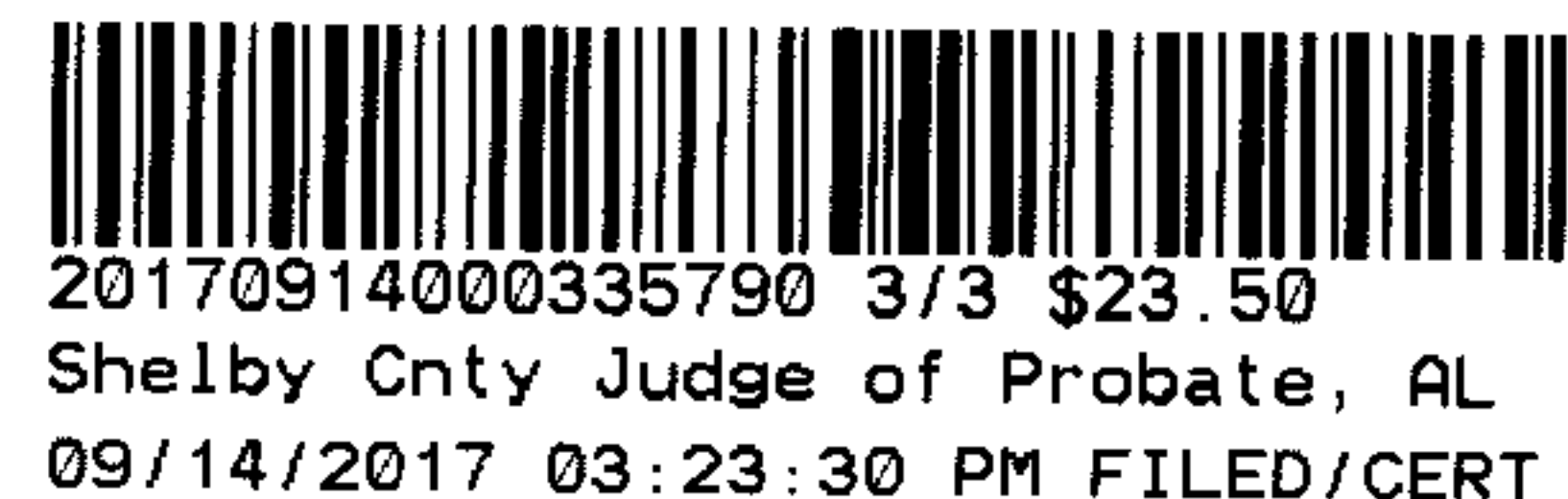
Property Address: Lot 1 & 2, Betty Sue Brasher SD
Vandiver, AL

Date of Sale _____
Total Purchase Price \$ 2,500.00
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 –



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 [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print JOSHUA D. ARNO

☒ Unattested

(Verified by)