

This Instrument was Prepared by:

Send Tax Notice To: Brian Thomas Properties, LLC

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-18-24384

175 Baron Drive  
Chelsea, AL 35043

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Thousand Dollars and No Cents (\$20,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Gregg Brasher, a married man, Jonathan Brasher, a married man, Beverly Henson, a married woman, Chris Brasher, a married man, and Lisa Brasher, a single woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brian Thomas Properties, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lots 17, 18, 19, 20, Block 91 and Lots 7, 8, 9, 10, 11, 12, Block 72, according to the Saffords Map of the Town of Shelby, Alabama, as shown by map recorded in the Probate Office of Shelby County, Alabama.

Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Grantors herein are all the heirs at law of Bernice Brasher.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18th day of January, 2018.

Gregg Brasher

Jonathan Brasher

Beverly Henson

Chris Brasher

*Lisa Brasher*  
Lisa Brasher

State of Georgia  
County of Gwinnett

I, Pattie Jane Williams, a Notary Public in and for the said County in said State, hereby certify that Gregg Brasher, Beverly Henson, Jonathan Brasher, Chris Brasher and Lisa Brasher, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of January, 2018.

*Pattie Jane Williams*  
Notary Public, State of GA

Pattie Jane Williams  
My Commission Expires September 28, 2018  
Gwinnett County, GEORGIA  
My Commission Expires September 28, 2018



20180130000031310 1/6 \$53.00  
Shelby Cnty Judge of Probate, AL  
01/30/2018 12:44:43 PM FILED/CERT

Shelby County, AL 01/30/2018  
State of Alabama  
Deed Tax: \$20.00

This Instrument was Prepared by:

Send Tax Notice To: Brian Thomas Properties, LLC

Mike T. Alchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-18-24384

## WARRANTY DEED

State of Alabama

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TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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\_\_\_\_\_  
Gregg Brasher

\_\_\_\_\_  
Jonathan Brasher

\_\_\_\_\_  
Beverly Henson

\_\_\_\_\_  
Chris Brasher

\_\_\_\_\_  
Lisa Brasher

State of Georgia

County of Henry

I, S. McClinton, a Notary Public in and for the said County in said State, hereby certify that Gregg Brasher, Beverly Henson, Jonathan Brasher, Chris Brasher and Lisa Brasher, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of January, 2018.

\_\_\_\_\_  
Notary Public, State of Georgia

S. McClinton  
My Commission Expires: 3/21/2020

**S McCLINTON**  
**HENRY COUNTY, GEORGIA**  
**My Commission Expires 03/21/2020**

20180130000031310 2/6 \$53.00  
Shelby Cnty Judge of Probate, AL  
01/30/2018 12:44:43 PM FILED/CERT

This Instrument was Prepared by:

Send Tax Notice To: Brian Thomas Properties, LLC

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-18-24384

175 Baron Dr  
Chelsea, AL 35043

## WARRANTY DEED

State of Alabama

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\_\_\_\_\_  
Gregg Brasher

\_\_\_\_\_  
Jonathan Brasher

\_\_\_\_\_  
Beverly Henson

\_\_\_\_\_  
Chris Brasher

\_\_\_\_\_  
Lisa Brasher

State of GA

County of Paulding

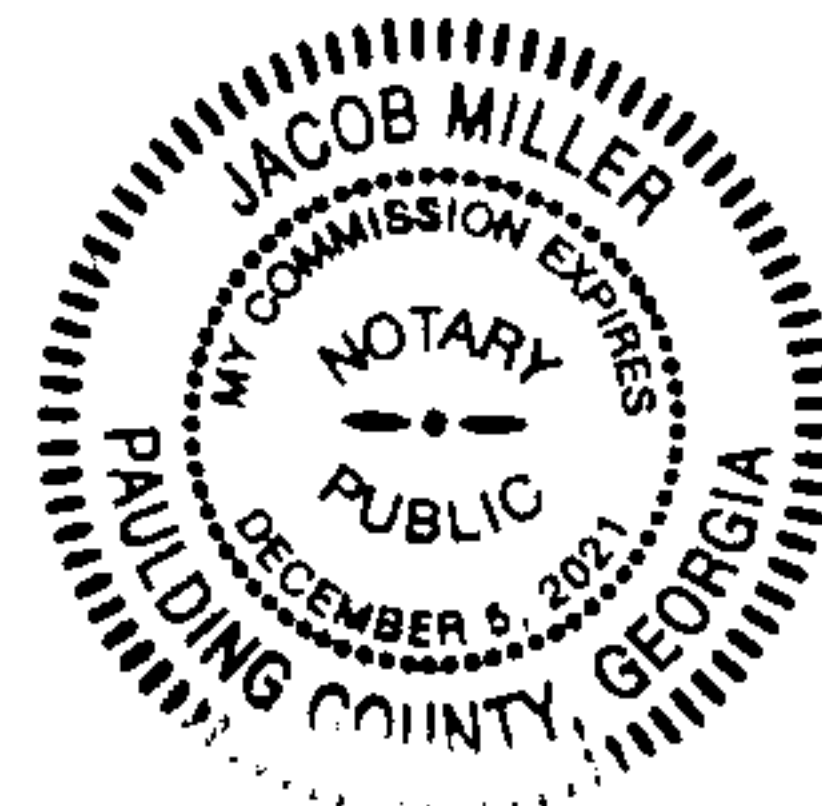
I, Jacob Miller, a Notary Public in and for the said County in said State, hereby certify that Gregg Brasher, Beverly Henson, Jonathan Brasher, Chris Brasher and Lisa Brasher, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of January, 2018.

\_\_\_\_\_  
Notary Public, State of GA

Jacob Miller

My Commission Expires: 12/5/21



20180130000031310 3/6 \$53.00  
Shelby Cnty Judge of Probate, AL  
01/30/2018 12:44:43 PM FILED/CERT



This Instrument was Prepared by:

Send Tax Notice To: Brian Thomas Properties, LLC

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-18-24384

## WARRANTY DEED

State of Alabama

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Gregg Brasher

Jonathan Brasher

Beverly Henson

Chris Brasher

Lisa Brasher

State of Georgia

County of Fulton

20180130000031310 4/6 \$53.00  
Shelby Cnty Judge of Probate, AL  
01/30/2018 12:44:43 PM FILED/CERT

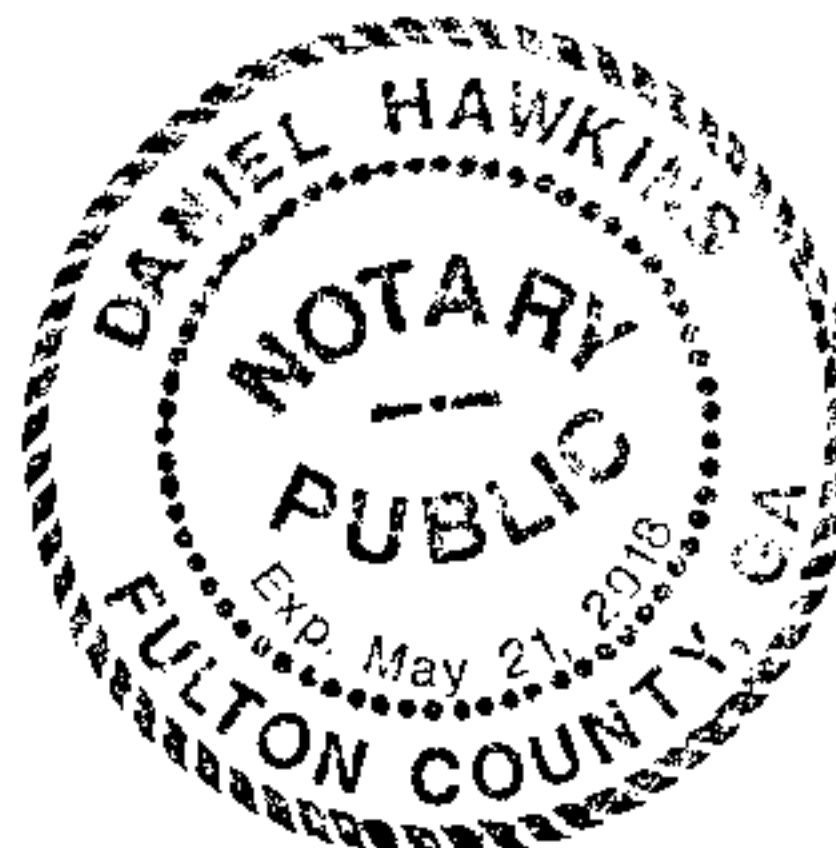
I, Daniel Hawkins, a Notary Public in and for the said County in said State, hereby certify that Gregg Brasher, Beverly Henson, Jonathan Brasher, Chris Brasher and Lisa Brasher, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of January, 2018.

Notary Public, State of Georgia

Daniel Hawkins  
My Commission Expires: May 21, 2018

Notary for Beverly Henson



This Instrument was Prepared by:

Send Tax Notice To: Brian Thomas Properties, LLC

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-18-24384

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Gregg Brasher  
Gregg Brasher

Jonathan Brasher  
Jonathan Brasher

Beverly Henson  
Beverly Henson

Chris Brasher  
Chris Brasher

Lisa Brasher  
Lisa Brasher

State of GA

County of DeKalb

I, Sandra K Ficken a Notary Public in and for the said County in said State, hereby certify that Gregg Brasher, Beverly Henson, Jonathan Brasher, Chris Brasher and Lisa Brasher, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of January, 2018.

Sandra K Ficken  
Notary Public, State of GA  
Sandra K Ficken  
My Commission Expires: \_\_\_\_\_

Sandra K Ficken  
Notary Public, DeKalb County, Georgia  
My Commission Expires February 10, 2020



20180130000031310 5/6 \$53.00  
Shelby Cnty Judge of Probate, AL  
01/30/2018 12:44:43 PM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name	Gregg Brasher Jonathan Brasher Beverly Henson Chris Brasher Lisa Brasher	Grantee's Name	Brian Thomas Properties, LLC
Mailing Address		Mailing Address	175 Baron Drive Chelsea, AL 35043
Property Address	150 Huntwood Road Shelby, AL 35143	Date of Sale	January 18, 2018
		Total Purchase Price	\$20,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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 of 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 January 16, 2018

Unattested

20180130000031310 6/6 \$53.00  
Shelby Cnty Judge of Probate, AL  
01/30/2018 12:44:43 PM FILED/CERT

Print Beverly Henson

Sign Beverly Henson

Form RT-1