

20180312000079500
03/12/2018 02:42:38 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Sixty Nine Thousand Dollars (\$69,000.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged I, **The Estate of Lanice E. Brasher, deceased, Probate Case No. 2018-000086, Shelby County, Alabama,** (herein referred to as grantor), grant, bargain, sell and convey unto **Stephanie Olson,** (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama,** to wit:

Commence at the NE corner of the NE1/4 of the SE1/4, Section 26, Township 21 South, Range 1 West; thence run South along the East line of said 1/4-1/4 section a distance of 45.53 feet to the back of a sidewalk and the point of beginning; thence continue South along said East 1/4-1/4 section line a distance of 256.61 feet, to the Northerly boundary of the Stinson property; thence turn an angle of 86 degrees 10' to the right and run Westerly along said Stinson property a distance of 62.38 feet to the Easterly boundary of the Vansant property; thence turn an angle of 82 degrees 15' to the right and run Northerly along the Easterly boundary of said Vansant property a distance of 100.00 feet to the NE corner of said Vansant property; thence turn an angle of 82 degrees 15' to the left and run a distance of 167.71 feet, being along the Northerly boundary of said Vansant property; thence turn an angle of 93 degrees 50' to the right and run Northerly a distance of 168.94 feet to the above-mentioned sidewalk; thence turn an angle of 90 degrees 50 minutes to the right and run along said sidewalk a distance of 150 feet to the point of beginning. Situated in the NE1/4 of the SE1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama.

For ad valorem tax purposes only, the address to the above described property is 210 Alabama Avenue, Columbiana, AL 35051.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, their heirs and assigns forever, against the lawful claims of all persons

In Witness Whereof, I have hereunto set my hand and seal this 6th day of March, 2018.

**The Estate of Lanice E. Brasher, deceased,
Probate Case No. 2018-000086, Shelby
County, Alabama**

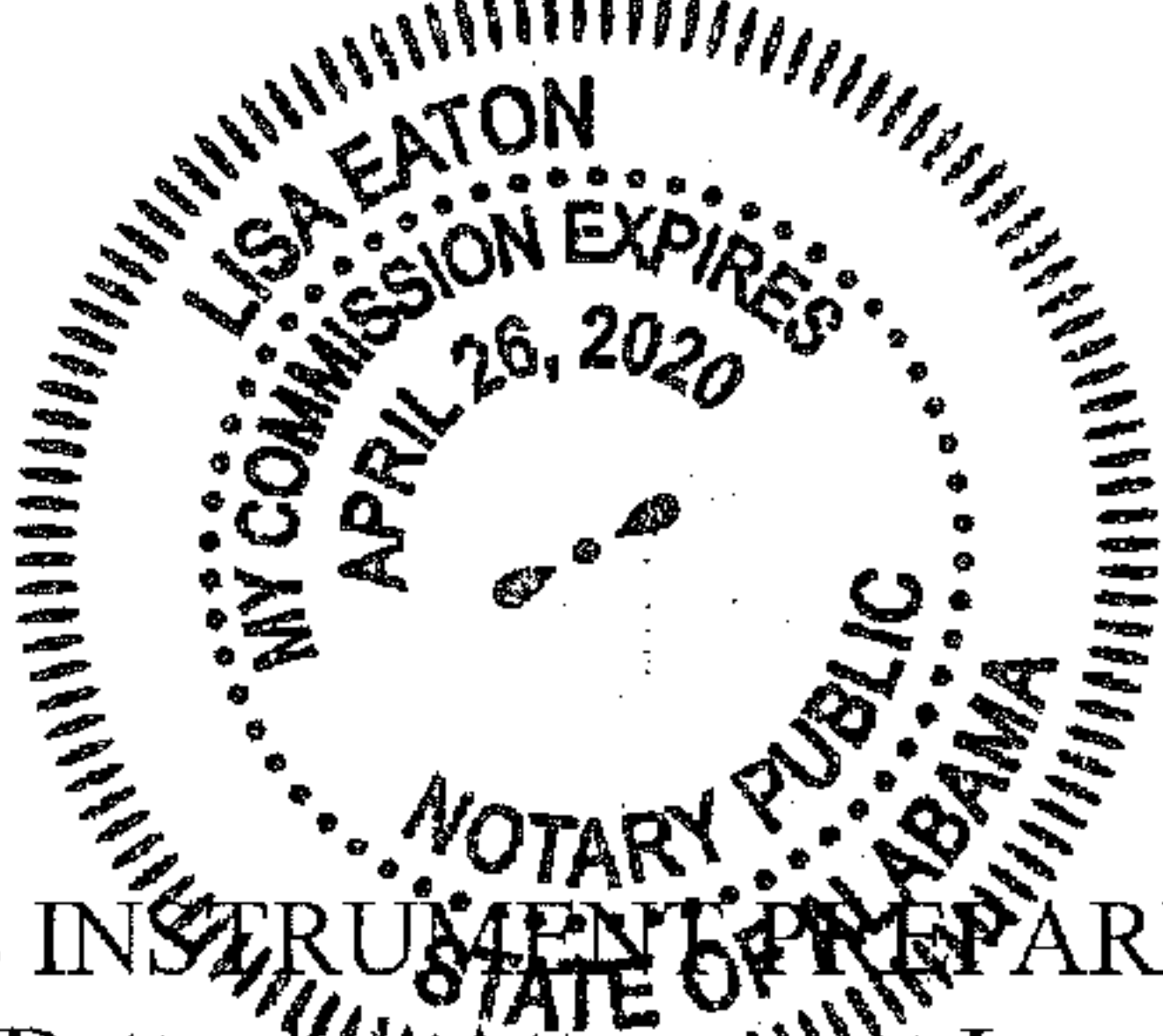
Joan B. Harless Personal Representative
Joan B. Harless, Personal Representative

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Joan B. Harless, Personal Representative of The Estate of Lanice E. Brasher, deceased**, 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of March, 2018.



Lisa Eaton

NOTARY PUBLIC

My Commission Expires:

4/26/2020

THIS INSTRUMENT PREPARED BY:

Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830

AFTER RECORDING RETURN TO:

Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name The Estate of Lanice E. Brasher
 Mailing Address 301 East Sterrett Street
Columbiana, AL 35051

Grantee's Name Stephanie Olson
 Mailing Address 102 Maske Lane
Wilsonville, AL 35186

Property Address 210 Alabama Avenue
Columbiana, AL 35051

Date of Sale 3/6/2018Total Purchase Price \$ 69,000.00

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)

☐ 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 _____



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 03/12/2018 02:42:38 PM
 \$90.00 CHERRY
 20180312000079500

Print Leanne G. Ward

Unattested

Sign Leanne G. Ward

(verified by)

(Grantor/Grantee/Owner/Agent) circle one