

STATE OF ALABAMA

SHELBY COUNTY

Send Tax Notice To:

Gwen Brasher

1133 Refuge Rd.
Ragland, AL 35131



2018032600097780 1/6 \$40.00
Shelby Cnty Judge of Probate, AL
03/26/2018 11:56:22 AM FILED/CERT

**WARRANTY DEED – JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that **MARY GWENDOLYN BRASHER**, a married woman, **WILLIAM VERNON GARDNER**, a married man, **PRESTON ELGIN GARDNER**, a married man, **DWIGHT FRANKLIN GARDNER**, a married man, **PAUL DANIEL GARDNER**, a married man, and **SHARRON JOY DAVIS**, an unmarried woman, hereinafter called "Party of the First Part," does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **MARY GWENDOLYN BRASHER**, and husband, **RICHARD AUSTIN KYTLE**, hereinafter called "Party of the Second Part" 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, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot # 3 of Whitfield's Addition to Dunavant as shown in Map Book 35, Page 123.

- Description furnished by Grantor
- No title examination performed by preparer

TO HAVE AND TO HOLD to the said Party of the Second Part in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Party of the First Part, does individually and for the heirs, executors, and administrators of the Party of the First Part covenant with said Party of the Second Part and the heirs and assigns of the Party of the Second Part, that the Party of the First Part is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Party of the First Part and the heirs, executors, and administrators of the Party of the First Part shall warrant and defend the said premises to the Party of the Second Part and the heirs and assigns of the Party of the Second Part forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Party of the First Part has executed this deed and affixed the seal of the Party of the First Part thereto on this the 22 day of March, 2018, at Pell City, Alabama.

Shelby County, AL 03/26/2018
State of Alabama
Deed Tax: \$6.00

PARTY OF THE FIRST PART

Mary Gwendolyn Brasher
Mary Gwendolyn Brasher

William Vernon Gardner
William Vernon Gardner

Preston Elgin Gardner
Preston Elgin Gardner

Dwight Franklin Gardner
Dwight Franklin Gardner

Paul Daniel Gardner
Paul Daniel Gardner

Sharron Joy Davis
Sharron Joy Davis



20180326000097780 2/6 \$40.00
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03/26/2018 11:56:22 AM FILED/CERT

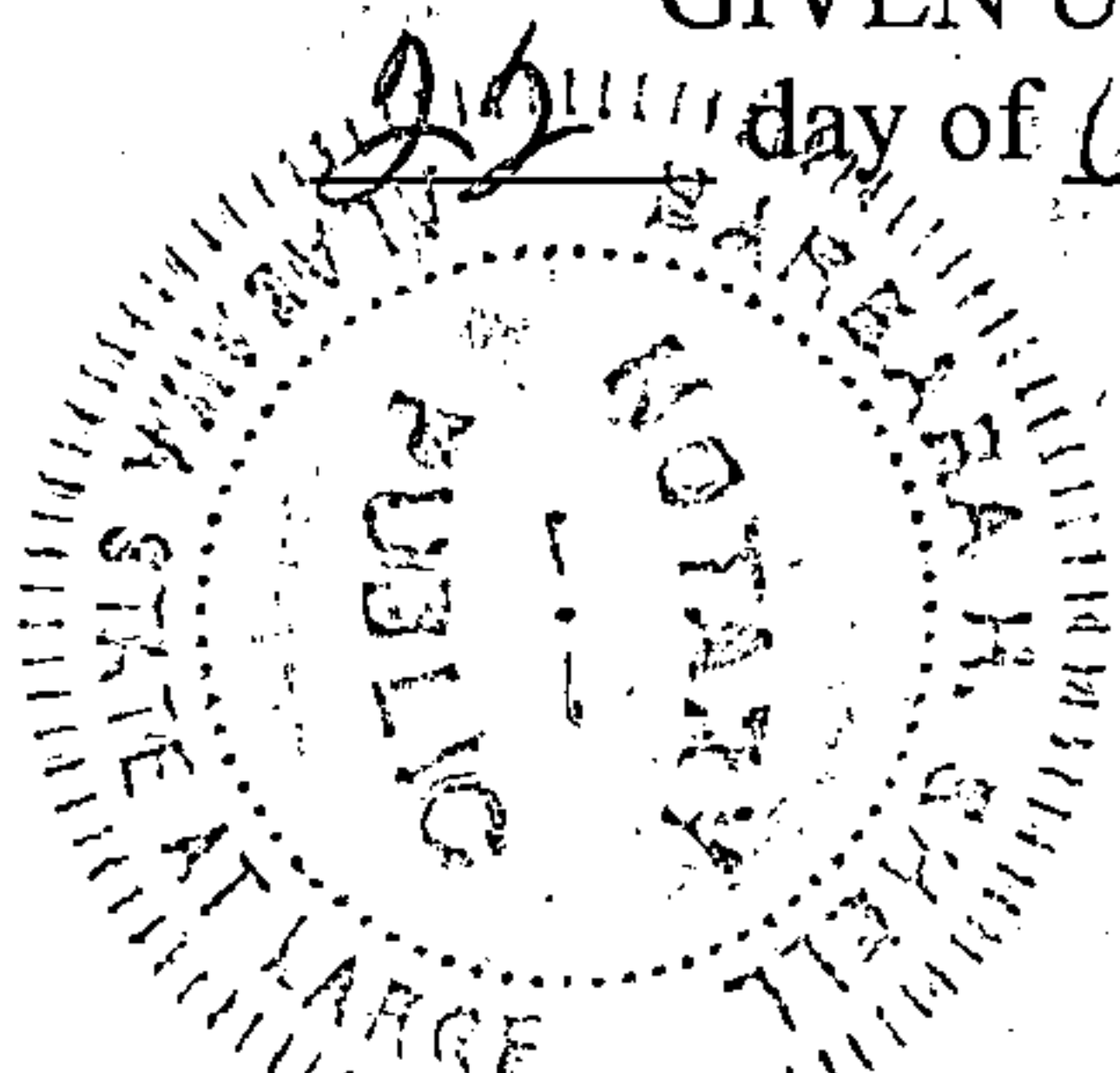
STATE OF ALABAMA)

St. Clair COUNTY)

ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public for the State at Large, hereby certify that Mary Gwendolyn Brasher, whose name is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 22 day of March, 2018.



Barbara H. Sheer

Notary Public

My Commission Expires July 8, 2019

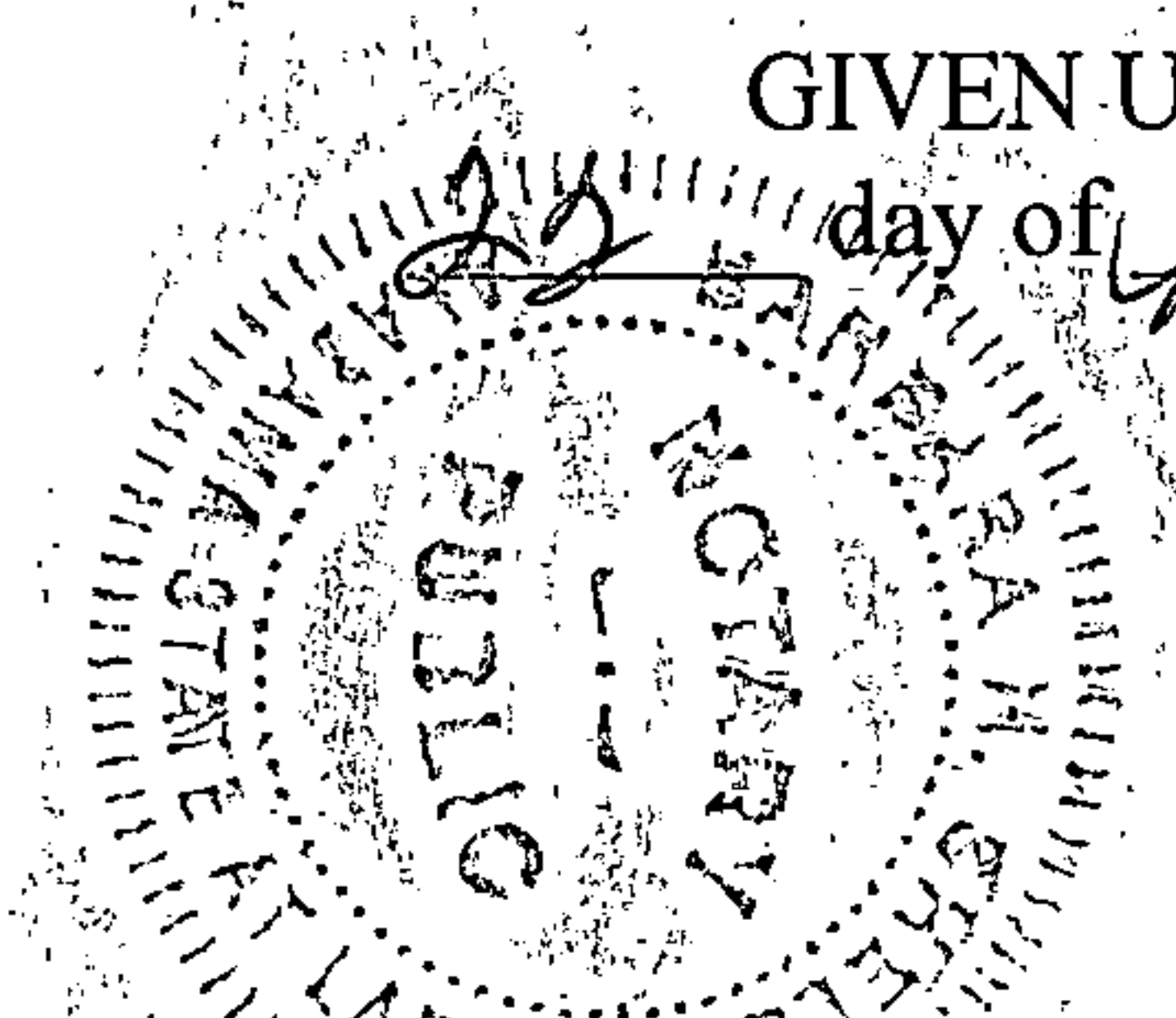
STATE OF ALABAMA)

St. Clair COUNTY)

ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public for the State at Large, hereby certify that William Vernon Gardner, whose name is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 22 day of March, 2018.



Barbara H. Sheer

Notary Public

My Commission Expires July 8, 2019

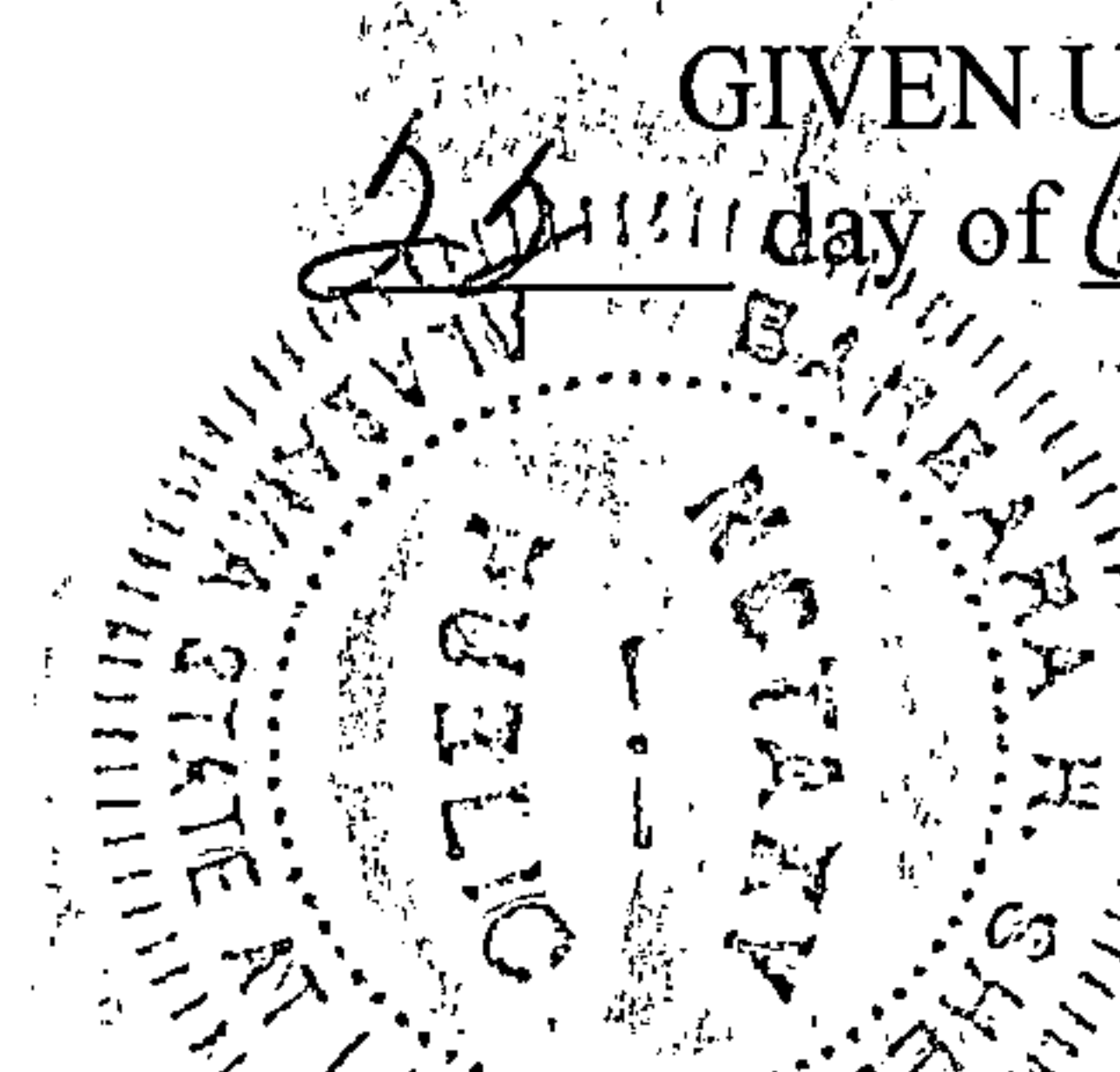
STATE OF ALABAMA)

St. Clair COUNTY)

ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public for the State at Large, hereby certify that Preston Elgin Gardner, whose name is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 22 day of March, 2018.



Barbara H. Sheer

Notary Public

My Commission Expires July 8, 2019



20180326000097780 3/6 \$40.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA

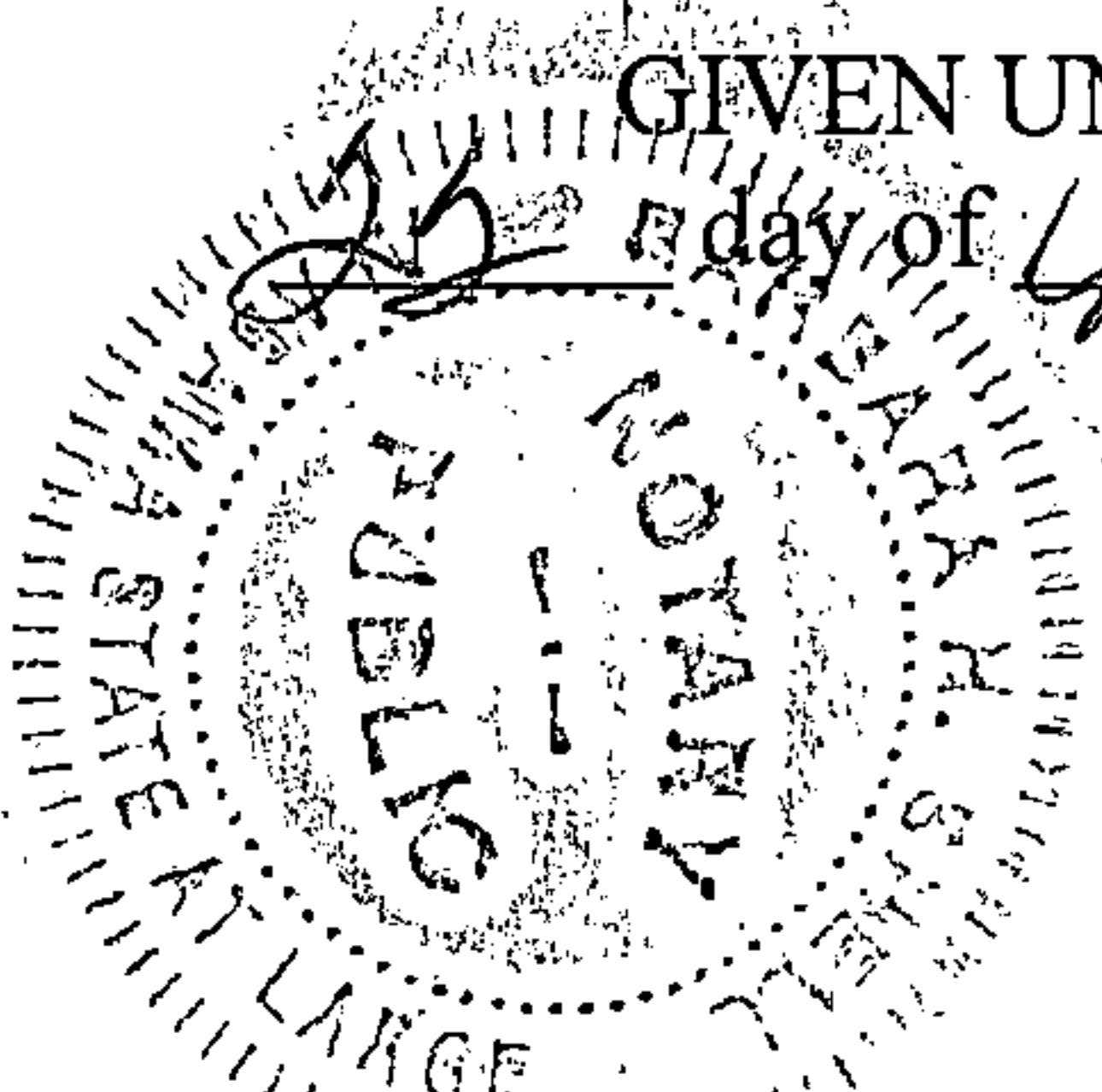
St. Clair COUNTY

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ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public for the State at Large, hereby certify that Dwight Franklin Gardner, whose name is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the
25 day of March, 2018.



Darlene H. Allen
Notary Public
My Commission Expires: July 8, 2019

STATE OF ALABAMA

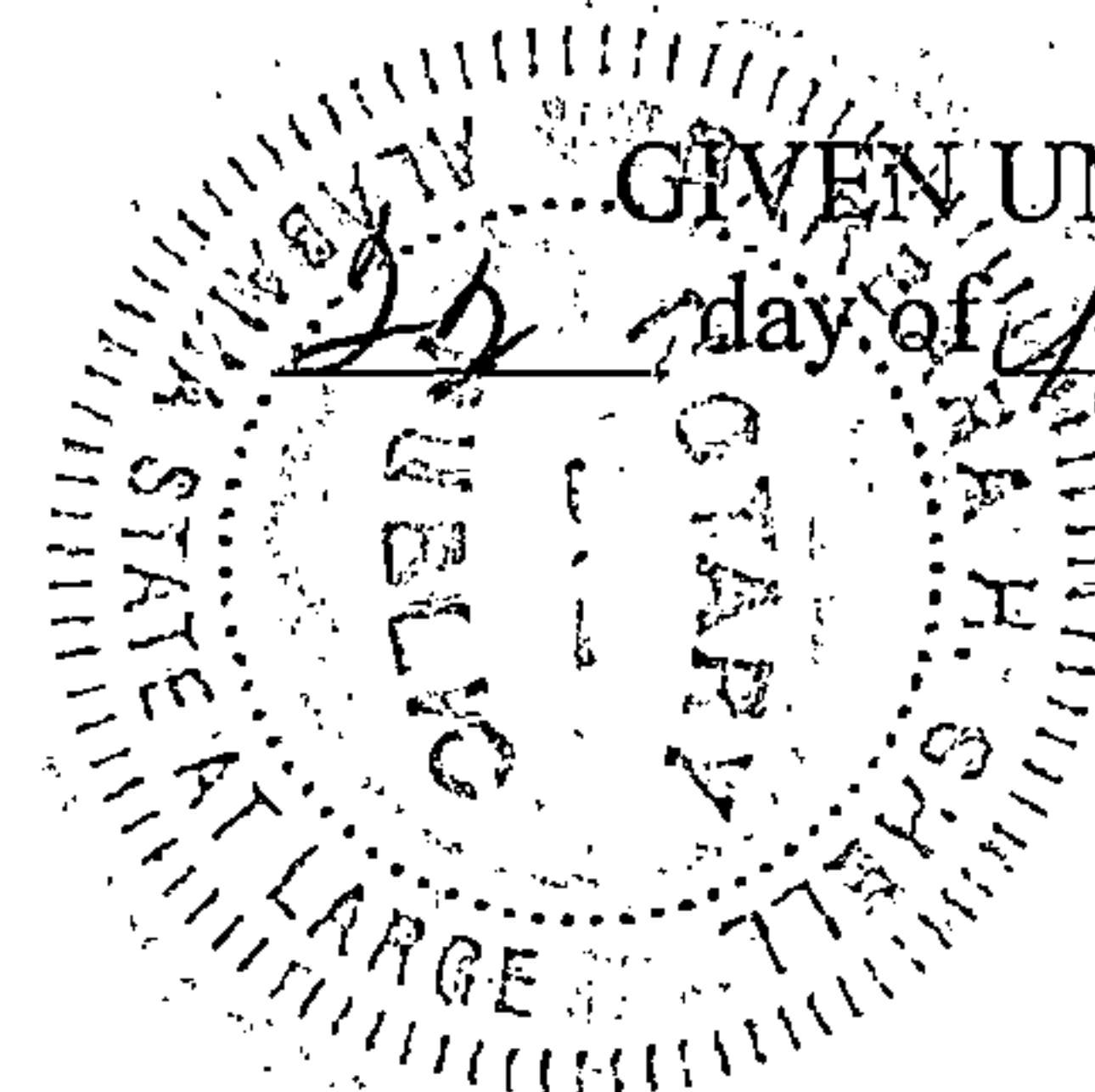
St. Clair COUNTY

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ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public for the State at Large, hereby certify that Paul Daniel Gardner, whose name is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the
25 day of March, 2018.



Darlene H. Allen
Notary Public
My Commission Expires: July 8, 2019

STATE OF ALABAMA

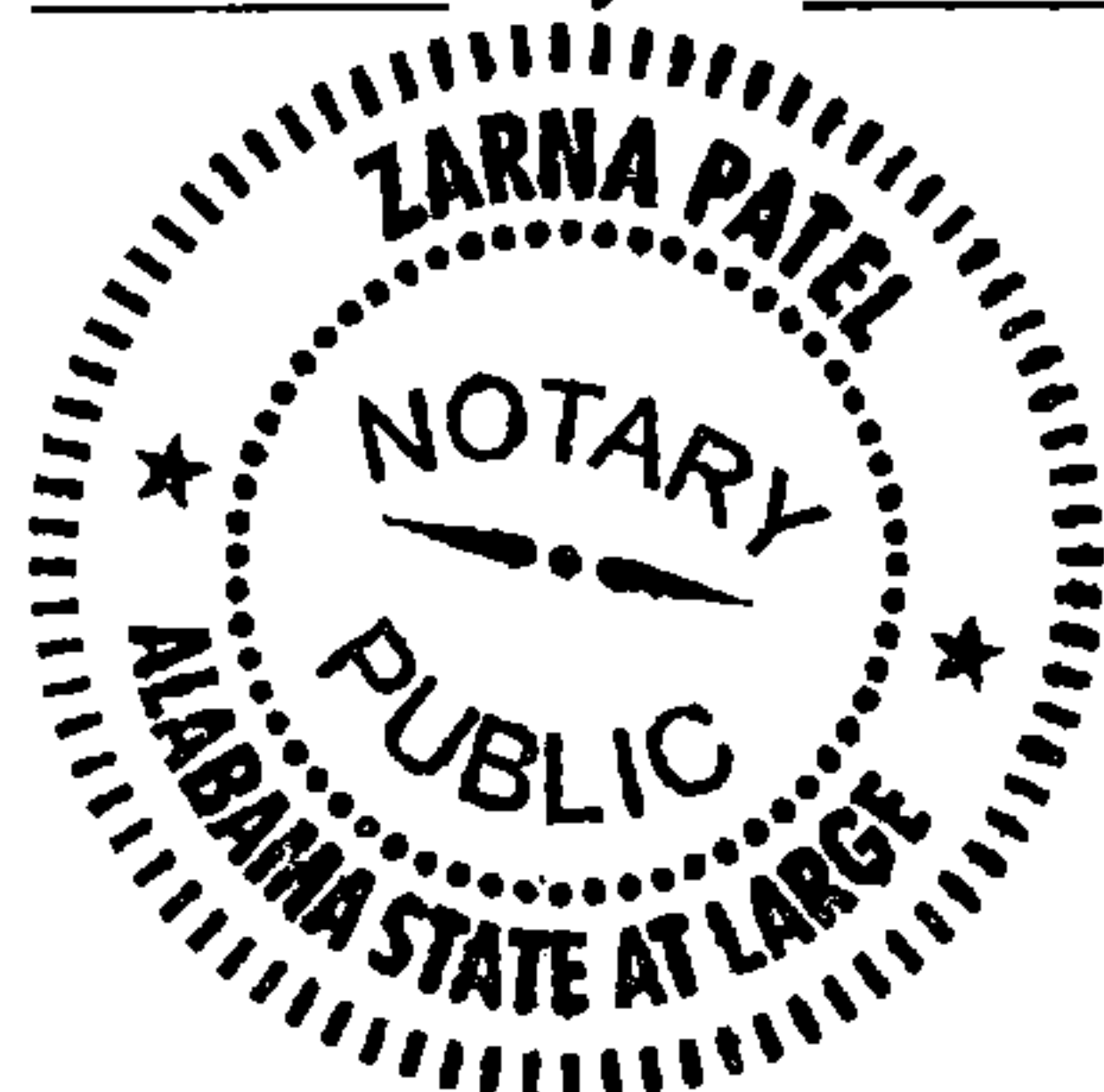
Madison COUNTY

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ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public for the State at Large, hereby certify that Sharron Joy Davis, whose name is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the
23rd day of March, 2017. 2018



Zarna Patel
Notary Public
My Commission Expires: My Commission Expires 01/19/2022

20180326000097780 4/6 \$40.00
Shelby Cnty Judge of Probate, AL
03/26/2018 11:56:22 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

STEPHANIE BAIN, P.C

1918 Cogswell Avenue

Pell City, Alabama 35125

205-814-1331



20180326000097780 5/6 \$40.00

Shelby Cnty Judge of Probate, AL

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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 William Vernon Gardner
Mailing Address See Deed

Grantee's Name Mary Gwendolyn Brasher
Mailing Address Richard A. Kittle
1133 Refuge Rd
Ragland, AL 35091

Property Address 25 Lakeview Dr
Leeds, AL 35094

Date of Sale 3-22-18
Total Purchase Price \$ _____

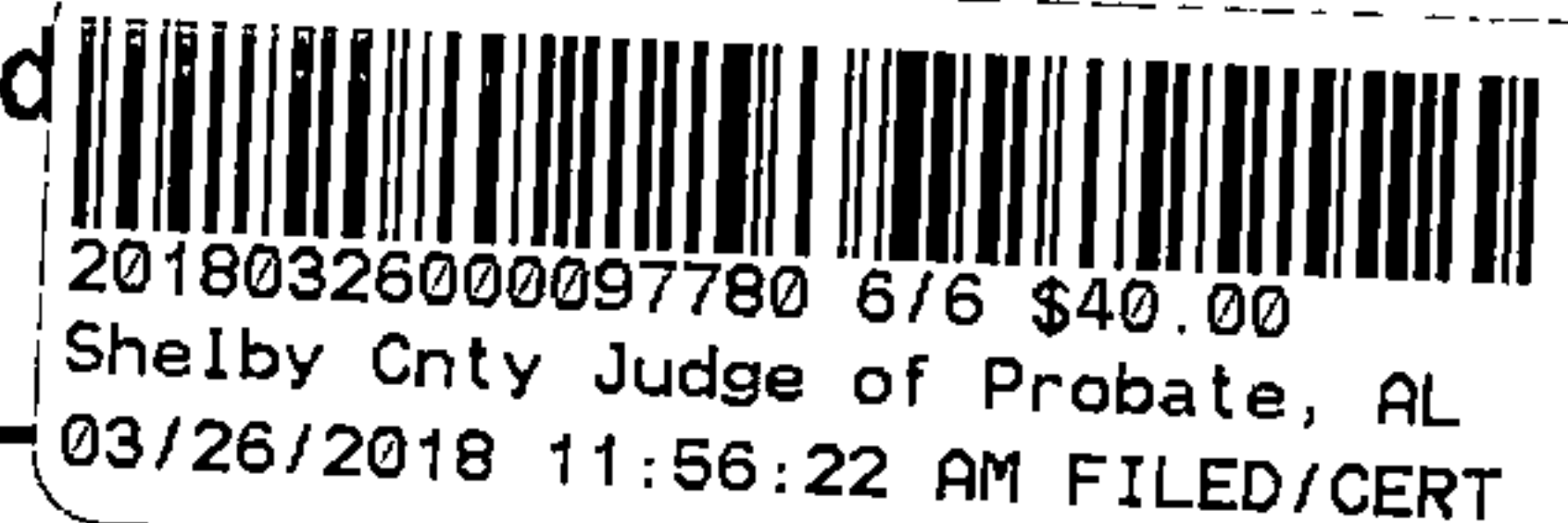
or
Actual Value \$ _____

or
Assessor's Market Value \$ 36,000.00

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 3-26-18

Print Mary Gwendolyn Brasher

Sign Mary Gwendolyn Brasher
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1