

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

Send Tax Notice to:  
**Dale Dewayne New**

291 Longhorn Ln  
Columbiana AL 35051

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **ONE THOUSAND DOLLARS AND ZERO CENTS (\$1,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Larry Brasher and wife, Rita Brasher** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Dale Dewayne New** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See attached Exhibit A for Legal Description.*

**SUBJECT TO:**


1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 16<sup>th</sup> day of Apr., 2018.

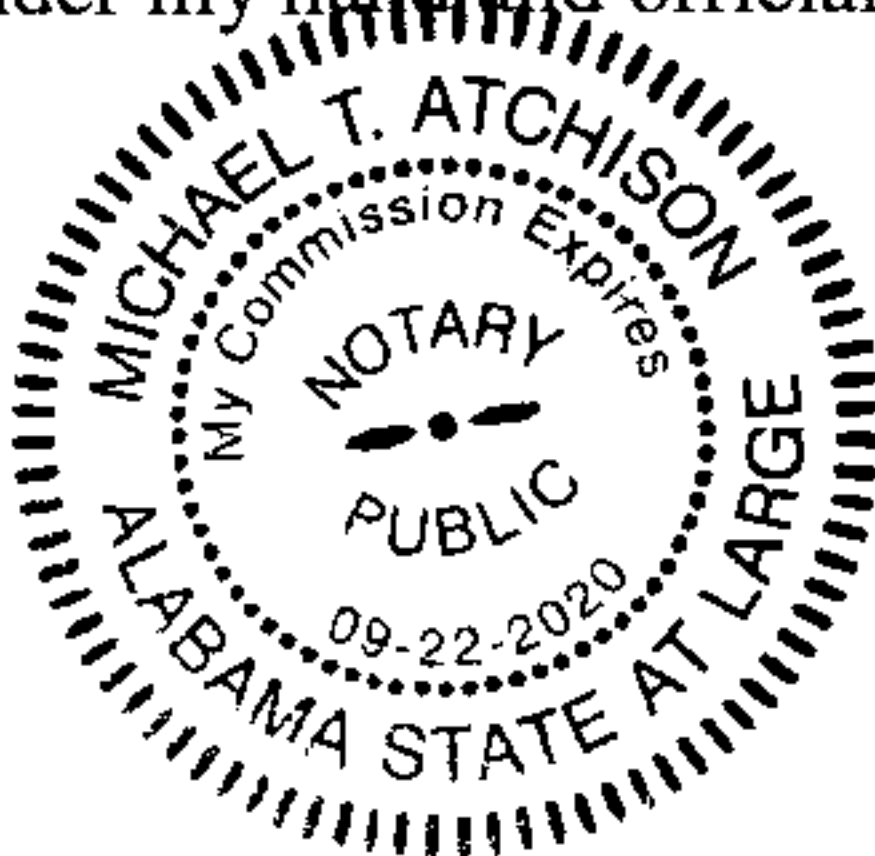
  
**Larry Brasher**

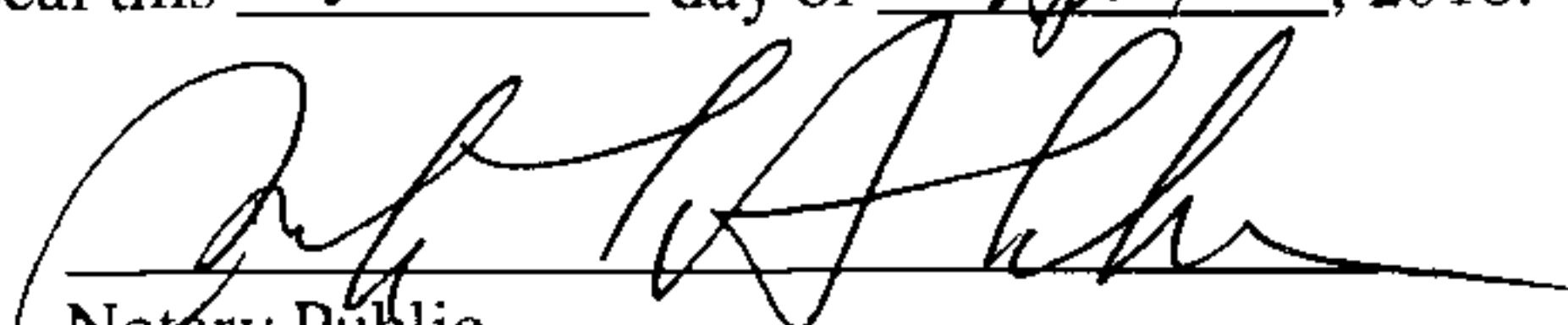
  
**Rita Brasher**  
**By: Larry Brasher, Attorney In Fact**  
**By: Larry Brasher, Attorney In Fact**


**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Larry Brasher and Larry Brasher as Attorney In Fact for Rita Brasher**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of Apr., 2018.




  
Notary Public  
My Commission Expires: 9/22/2020

  
20180416000127180 1/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
04/16/2018 03:41:55 PM FILED/CERT

Shelby County: AL 04/16/2018  
State of Alabama  
Deed Tax: \$1.00

## EXHIBIT A – LEGAL DESCRIPTION

Commence at the SW Corner of the SE 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama; thence N00°00'00"E, a distance of 521.38'; thence N79°04'50"E, a distance of 603.36'; thence S13°11'34"E, a distance of 417.36' to the POINT OF BEGINNING; thence S80°46'02"E, a distance of 138.87'; thence S06°27'32"E, a distance of 177.87' to the center of a 30' Easement; thence S64°17'28"W and along easement centerline, a distance of 120.46'; thence N10°56'03"W and leaving said easement centerline, a distance of 255.92' to the POINT OF BEGINNING.

  
20180416000127180 2/3 \$22.00  
Shelby Cnty Judge of Probate, AL  
04/16/2018 03:41:55 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 Larry Brunshee  
Mailing Address 37 Longhorn Lane  
Columbiana

Grantee's Name Dale New  
Mailing Address 291 Longhorn Ln  
Columbiana AL 35057

Property Address Herage  
37 Longhorn

Date of Sale 4-16-18  
Total Purchase Price \$ 1000<sup>00</sup>  
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 ☐ Appraisal  
☒ Sales Contract ☐ Other  
☐ 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 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).

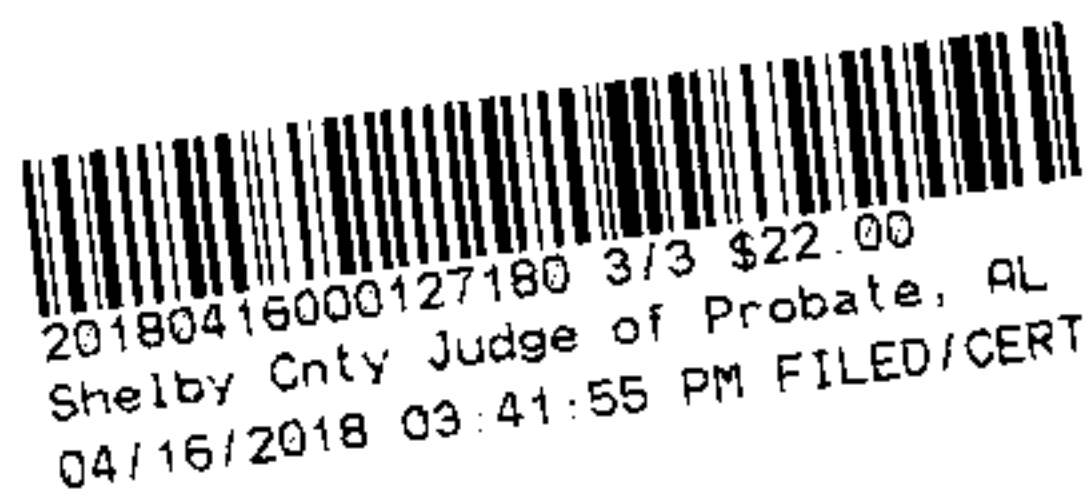
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4-16-18

Print M. L. T. Adams

☐ Unattested

Sign M. L. T. Adams  
(Grantor/Grantee/Owner/Agent) circle one



Form RT-1