

Send tax notice to:  
William Dupree and Debra Dupree  
220 Doyle Drive  
Montevallo, AL 35115  
PEL1800330

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Nine Thousand and 00/100 Dollars (\$179,000.00) **the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned Sharon Forman Brasher and Kevin C. Brasher, wife and husband, whose mailing address is:**  
5685 Hwy 51 Wilsonville, AL 35186 (hereinafter referred to as "Grantors"), by **William Dupree and Debra Dupree** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of Lot 8 of the Sunnydale Estates, First and Second Sectors as recorded in Map Book 7, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

As the Point of Beginning commence at the NW corner of said Lot 8 (3/4" crimp top pipe); thence run Easterly along the North line of said Lot 8 for a distance of 149.82 feet to an iron pin found (3/4" crimp top pipe), said point also being the SW corner of Lot 9 of Sunnydale Estates, First and Second Sectors; thence turn an interior angle left of 155 degrees 32 minutes 25 seconds and run Southeasterly for a distance of 208.26 feet to an iron pin set; thence turn an interior angle left of 159 degrees 47 minutes 49 seconds and run Southeasterly for a distance of 73.45 feet to an iron pin found, said point lying on the Northwesternly right of way of Doyle Drive; thence turn an interior angle left of 89 degrees 26 minutes 47 seconds and run Southwesterly along said right of way for a distance of 105.11 feet to an iron pin found (1" crimp top pipe); thence turn an interior angle left of 168 degrees 23 minutes 42 seconds and run along said right of way Southwesterly through a curve with a radius of 388.52 feet and an arc length of 159.35 feet for a chord distance of 158.23 feet to an Iron pin found (2" open tope pipe); thence turn an interior angle left of 87 degrees 15 minutes 57 seconds and leaving said right of way run Northwesternly for a distance of 363.35 feet to the Point of Beginning.

According to that certain survey dated 6/4/2018 by Jerry W. Cockrell, PLS#23342

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$175,757.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Sharon Forman Brasher is one and the same person as Sharon D. Forman, Grantee in that certain deed recorded in Instrument Number 20131107000440510 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Sharon Forman Brasher and Kevin C. Brasher have hereunto set their signatures and seals on June 7, 2018.

  
Sharon Forman Brasher

  
Kevin C. Brasher

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sharon Forman Brasher and Kevin C. Brasher, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7<sup>th</sup> day of June, 2018.

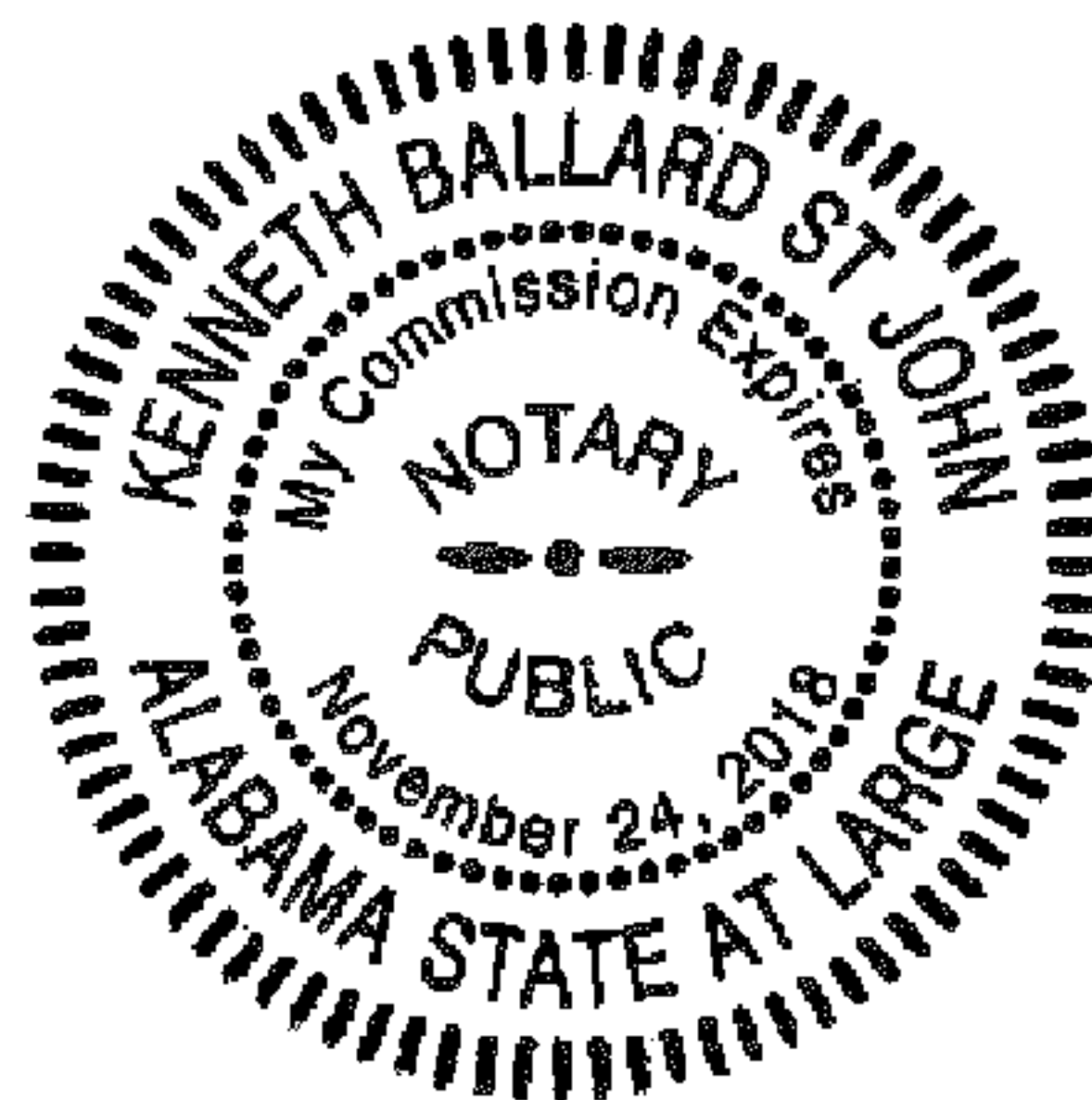
(NOTARIAL SEAL)



Notary Public

Print Name: Kenneth Ballard St. John

Commission Expires: 11/24/2018



## Real Estate Sales Validation Form

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

Grantor's Name Sharon Forman Brasher  
 Mailing Address Kevin C. Brasher  
5685 Hwy 51  
Wilsonville, AL 35186

Grantee's Name William Dupree  
 Mailing Address Debra Dupree  
220 Doyle Drive  
Montevallo, AL 35115

Property Address 220 Doyle Drive  
Montevallo, AL 35115  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 6/7/18  
 Total Purchase Price \$ 179,000.00

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 6/7/18

Print Courtney Snow

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 06/11/2018 04:03:42 PM  
 S27.50 CHERRY  
 20180611000206430

*[Signature]*

Form RT-1