

This Instrument was Prepared by:

Send Tax Notice To: Donald J. Mottern
Kathy Shaul Ty Mottern

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

1550 Wilderness Trail
Shelby AL 35143

File No.: MV-18-24731

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Sixty Nine Thousand Dollars and No Cents (\$269,000.00)**, 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, **S. Christopher Brasher, Current Beneficiary, Presumptive Remainder Beneficiary Under The Billy Joe Brasher Revocable Trust and Trustee of The S. Christopher Brasher Trust and Lisa Suzanne Brasher, Current Beneficiary, Presumptive Remainder Beneficiary Under The Billy Joe Brasher Revocable Trust and Trustee of The Lisa Suzanne Brasher Trust**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Donald J. Mottern and Kathy Shaul Mottern**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

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

\$264,127.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 28th day of June, 2018.


S. CHRISTOPHER BRASHER, CURRENT
BENEFICIARY, PRESUMPTIVE REMAINDER
BENEFICIARY UNDER THE BILLY JOE BRASHER
REVOCABLE TRUST AND TRUSTEE OF THE S.
CHRISTOPHER BRASHER TRUST

S. Christopher Brasher
S. Christopher Brasher

LISA SUZANNE BRASHER, CURRENT
BENEFICIARY, PRESUMPTIVE REMAINDER
BENEFICIARY UNDER THE BILLY JOE BRASHER
REVOCABLE TRUST AND TRUSTEE OF THE LISA
SUZANNE BRASHER TRUST

Lisa Suzanne Brasher
Lisa Suzanne Brasher

Shelby County, AL 07/03/2018
State of Alabama
Deed Tax: \$5.00


20180703000235830 1/5 \$34.00
Shelby Cnty Judge of Probate, AL
07/03/2018 07:48:43 AM FILED/CERT

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 S. Christopher Brasher current beneficiary Presumptive Remainder Beneficiary under the Billy Joe Brasher Revocable Trust And Trustee of the S. Christopher Brasher Trust, 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 28th day of June, 2018.

Pattie Jane Williams
Notary Public, State of Georgia
Pattie Jane Williams
My Commission Expires: _____

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

State of Georgia
County of Gwinnett

I, Pattie Jane Williams, Notary Public in and for the said County in said State, hereby certify that Lisa Suzanne Brasher current Beneficiary Presumptive Remainder Beneficiary under the Billy Joe Brasher Revocable Trust And Trustee of the Lisa Suzanne Brasher Trust, 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 28th day of June, 2018.

Pattie Jane Williams
Notary Public, State of Georgia
Pattie Jane Williams
My Commission Expires: _____

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



20180703000235830 2/5 \$34.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the Northwest and the Southwest Quarter of the Northeast Quarter of Section 18, Township 24 North, Range 15 East, being a part of the same land described in deeds to Fay C. Porter, recorded in Real book 29, at Page 727 and 728 of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Beginning at a 1/2" rebar set with a cap stamped "S. wheeler CA 0502", at the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 18; thence South 87 degrees 24 minutes 07 seconds West along the North line of said Section, a distance of 1301.39 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0502" at the Northwest corner of said Sixteenth Section; thence South 01 degree 39 minutes 25 seconds East along the West line of said Sixteenth Section, a distance of 200.03 feet to a point; thence North 87 degrees 24 minutes 07 seconds East, a distance of 760.30 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0502"; thence South 01 degree 49 minutes 44 seconds East, a distance of 864.78 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0502", 20 feet Northeast of the center of an existing road named Flat Rock Canyon Road; thence parallel to and 20 feet Northeast of the center of said Flat Rock Canyon Road the following courses and distances, South 30 degrees 27 minutes 13 seconds East a distance of 53.37 feet to a point, South 41 degrees 37 minutes 48 seconds East a distance of 75.88 feet to a point; South 51 degrees 32 minutes 28 seconds East, a distance of 42.34 to a point, South 60 degrees 10 minutes 09 seconds East a distance of 165.96 feet to a point, South 49 degrees 15 seconds 48 seconds East a distance of 209.36 feet to a point, South 34 degrees 00 minutes 15 seconds East, a distance of 134.14 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0502" in the center of public road; thence along the center of said public road, North 46 degrees 43 minutes 35 seconds East, a distance of 29.57 feet and North 76 degrees 28 minutes 38 seconds East, a distance of 50.10 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler CA 0502", on the East line of the West half of the Northeast Quarter; thence North 01 degrees 56 minutes 20 seconds West, a distance of 1517.12 feet to the point of beginning. According to survey of Sid wheeler, Reg. Land Surveyor #16165, dated September 19, 2000.
Situating in Shelby County, Alabama.



20180703000235830 3/5 \$34.00
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 S. Christopher Brasher, Current Beneficiary, Presumptive Remainder Beneficiary Under The Billy Joe Brasher Revocable Trust and Trustee of The S. Christopher Brasher Trust
 Lisa Suzanne Brasher, Current Beneficiary, Presumptive Remainder Beneficiary Under The Billy Joe Brasher Revocable Trust and Trustee of The Lisa Suzanne Brasher Trust

Grantee's Name Donald J. Mottern
 Kathy Shaul Ty Mottern

Mailing Address 2916 Cardinal Lake Circle
 Duluth, Ga. 30096
 Property Address 1076 Longwood Drive
 Woodstock, Ga 30189
 1550 Wilderness Trail
 Shelby, AL 35143

Mailing Address 1550 Wilderness Trail
 Shelby, AL 35143

Date of Sale June 28, 2018
 Total Purchase Price \$269,000.00
 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 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 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 June 27, 2018

Unattested

(verified by)

* Print S. Christopher Brasher / Lisa Suzanne Brasher
Sign S. Christopher Brasher / Lisa Suzanne Brasher
(Grantor/Grantee/Owner/Agent) circle one

20180703000235830 5/5 \$34.00
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