

Send Tax Notice to:
Coy M. Brasher
321 Coy Drive
Chelsea, Alabama 35043

THIS INSTRUMENT WAS PREPARED BY:
Ellis, Head, Owens & Justice
113 North Main Street
P.O. Box 587
Columbiana, Alabama 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND 00/100 DOLLAR (1.00), and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, COY M. BRASHER, an unmarried man, KIMBERLY SHAY SUTTON, a married woman, MARCUS DARAN BRASHER, an unmarried man, BRANON LYNN BRASHER, an unmarried man, TAYLOR LEEANN BRASHER, an unmarried woman, DAVID RAY BRASHER, an unmarried man, TERESA BRASHER, an unmarried woman, CHRISTOPHER BRADLEY BRASHER, a married man, CASSIE NICOLE CAPTAIN, a married woman, CODY LEE BRASHER, a married man, and ZACHARY SHAWN BRASHER, an unmarried man (herein referred to as Grantors) do grant, bargain, sell and convey unto COY M. BRASHER (herein referred to as Grantee, whether one or more), all of our right, title and interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southwest quarter of the Southeast quarter of Section 17, Township 19 South, Range 1 West, being a part of the same land described in a deed to George and Ruby Erwin, recorded in Deed Book 268 at Page 308, of the real property records and Amended Civil Court Decree of Case E-305-74, as recorded in the civil court records in Book 14 at Page 261, of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Parcel A:

Commencing at a concrete monument, found, at the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 17; thence N 01° 13' 37" W, along the East line of said Sixteenth Section, a distance of 209.00 feet to an iron bar, found, and the point of beginning; thence, continuing along the same line, N 01° 13' 37" W, a distance of 283.25 feet to the South right-of-way of County Highway No. 41; thence S 63° 36' 26" W, along the said right-of-way, a distance of 508.98 feet; thence S 57° 36' 21" W, along the said right-of-way, a distance of 287.14 feet; thence S 13° 39' 31" W, along the said right-of-way, a distance of 94.84 feet, to a 1/2" rebar, set, with a cap stamped "S. Wheeler RPLS 16165"; thence N 89° 55' 23" E, a distance of 308.49 feet, to a crimped pin, found; thence N 00° 13'

37" W, a distance of 180.00 feet to an iron bar, found; thence N 89° 55' 23" E, a distance of 418.00 feet to the point of beginning. The herein described parcel contains 2.988 acres of land.

The above described property constitutes no part of the homestead of the Grantors or their spouses.

Margaret A. Brasher died on or about February 22, 2012. At the time of her death, she was married to the Grantor/Grantee, Coy M. Brasher. The said Margaret A. Brasher, deceased, had three (3) children, being Marcus Lynn Brasher, who died on November 23, 2001, David Ray Brasher, a Grantor herein, and Randy Lee Brasher, who died on or about September 27, 2017. Grantors Kimberly Shay Sutton, Marcus Daran Brasher, Branon Lynn Brasher, and Taylor Leeann Brasher, are all of the children of Marcus Lynn Brasher, deceased. Grantors Christopher Bradley Brasher, Cassie Nicole Captain, Cody Lee Brasher, and Zachary Shawn Brasher, are all of the children of Randy Lee Brasher, deceased, and Teresa Brasher is his widow.

Margaret A. Brasher, deceased, was a joint owner of the above described property with Kelly R. Erwin, pursuant to the deed dated December 9, 1997, and recorded as Instrument No. 1997-40021, in the Probate Court of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, his heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 25th day of December, 2018.

Coy M Brasher (SEAL)
Coy M. Brasher

Kimberly Shay Sutton (SEAL)
Kimberly Shay Sutton

Marcus Daran Brasher (SEAL)
Marcus Daran Brasher

Branon Lynn Brasher (SEAL)
Branon Lynn Brasher

Taylor Leeann Brasher (SEAL)
Taylor Leeann Brasher

David R. Brasher (SEAL)
David Ray Brasher

Teresa Brasher (SEAL)
Teresa Brasher

Christopher Bradley Brasher (SEAL)
Christopher Bradley Brasher

Cassie Nicole Captain (SEAL)
Cassie Nicole Captain

Cody Lee Brasher (SEAL)
Cody Lee Brasher

Zachary Shawn Brasher (SEAL)
Zachary Shawn Brasher

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Coy M. Brasher, an unmarried man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of December, 2018.

Kimi M. Foster (SEAL)
Notary Public
My Commission Expires: 1-7-19

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kimberly Shay Sutton, a married woman, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of December, 2018.

Kim M. Foster (SEAL)
Notary Public
My Commission Expires: 1-7-19

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marcus Daran Brasher, an unmarried man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of December, 2018.

Pamela Diane Johnston (SEAL)
Notary Public
My Commission Expires: 02-16-22

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Branon Lynn Brasher, an unmarried man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of December, 2018.

Pamela Diane Johnston (SEAL)
Notary Public
My Commission Expires: 02-16-22

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Taylor Leeann Brasher, an unmarried woman, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of December, 2018.

Pamela Deane Johnston (SEAL)
Notary Public
My Commission Expires: 02-16-22

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that David Ray Brasher, an unmarried man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of December, 2018.

Pamela Deane Johnston (SEAL)
Notary Public
My Commission Expires: 02-16-22

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Teresa Brasher, an unmarried woman, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of December, 2018.

Pamela Deane Johnston (SEAL)
Notary Public
My Commission Expires: 02-16-22

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Christopher Bradley Brasher, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of December, 2018.

Pamela Diane Johnstone (SEAL)
Notary Public
My Commission Expires: 02/16/22

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cassie Nicole Captain, a married woman, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of December, 2018.

Pamela Diane Johnstone (SEAL)
Notary Public
My Commission Expires: 02/16/22

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cody Lee Brasher, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of December, 2018.

Kim M. Foster (SEAL)
Notary Public
My Commission Expires: 1-7-19



20190401000102390 6/8 \$121.50
Shelby Cnty Judge of Probate, AL
04/01/2019 11:57:43 AM FILED/CERT

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Zachary Shawn Brasher, an unmarried man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of December, 2018.

Kimela Diane Johnston (SEAL)
Notary Public
My Commission Expires: 02/16/22

Real Estate Sales Validation Form

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

Grantor's Name Coy M. Brasher
Mailing Address 321 Coy Drive
Chelsea, Alabama 35043

Grantee's Name Coy M. Brasher
Mailing Address 321 Coy Drive
Chelsea, Alabama 35043

Property Address no address

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 152,360.00 x 1/2 = \$76,180.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Property Tax Commissioner
☐ 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 _____

Print COY M BRASHER

☐ Unattested _____

Sign Coy M Brasher

(Grantor/Grantee/Owner/Agent) circle one

eForms

20190401000102390 8/8 \$121.50
Shelby Cnty Judge of Probate, AL
04/01/2019 11:57:43 AM FILED/CERT

Form RT-1