

THIS INSTRUMENT PREPARED BY  
ELLIS, HEAD, OWENS & JUSTICE  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

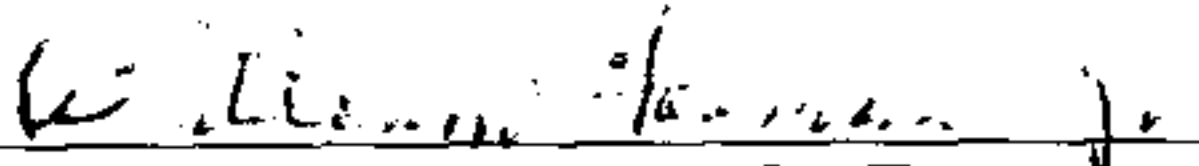
**KNOW ALL MEN BY THESE PRESENTS,**

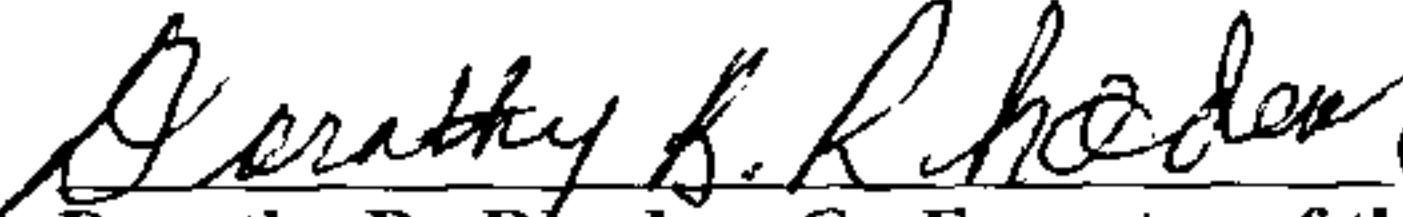
That in consideration of One and no/100 Dollar (\$1.00) and other good and valuable consideration, including the settlement of the Estate division of lands of Walter Brasher, deceased, the Grantors, **William Forman, Jr., Co-Executor of the Estate of Walter Brasher, Dorothy B. Rhoden, Co-Executor of the Estate of Walter Brasher, Sylvia Brazier, Angela Frazier, Lynne Cribb who is one and the same Person known as Veronica Lynne Couvson, Connie Johnson who is one and the same Person known as Connie Johnson Burton**, (herein referred to as Grantors), in hand paid by the Grantee herein, the receipt whereof is acknowledged, grant, bargain, sell and convey unto **Sylvia Brazier**, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:


**Lot 1, Map of Walter's Estates dated July 3, 2018, recorded in the Probate records of Shelby County, Alabama in Map Book 49, Page 41.**

This deed is executed for the purpose of carrying out the terms, conditions and provisions of the Will of **Walter Brasher, deceased**.

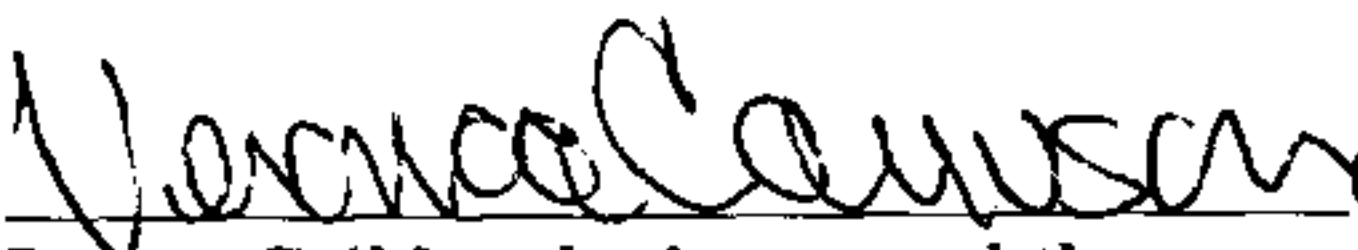
**TO HAVE AND TO HOLD** unto the said GRANTEE, her heirs and assigns, forever.

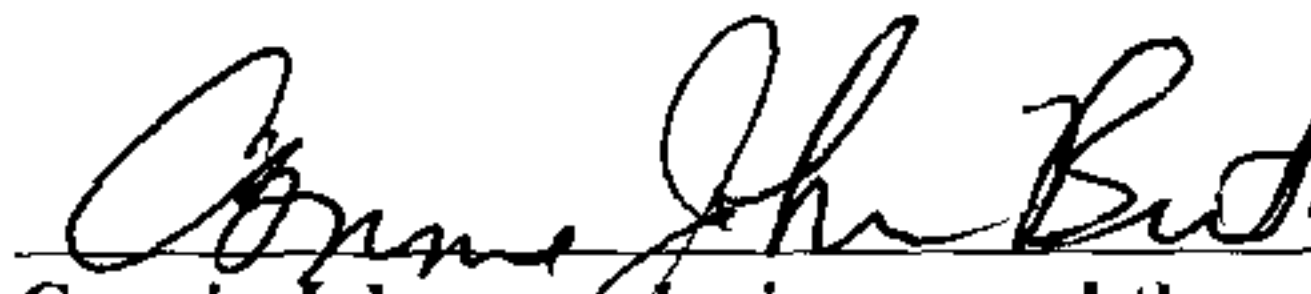
 (Seal)  
**William Forman, Jr., Co-Executor of the  
Estate of Walter Brasher, Deceased**


 (Seal)  
**Dorothy B. Rhoden, Co-Executor of the  
Estate of Walter Brasher, Deceased**

 (Seal)  
**Sylvia Brazier**

 (Seal)  
**Angela Frazier**

 (Seal)  
**Lynne Cribb, who is one and the same  
Person known as Veronica Lynne Couvson**

 (Seal)  
**Connie Johnson who is one and the same  
Person known as Connie Johnson Burton**

  
20190517000170710 1/4 \$33.00  
Shelby Cnty Judge of Probate, AL  
05/17/2019 03:26:08 PM 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 William Forman, Jr., Co- Executor of the Estate of Walter Brasher, 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 23<sup>rd</sup> day of January, ~~2018~~ 2019

April Sistrunk-Keith (SEAL)  
Notary Public



STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dorothy B. Rhoden, Co- Executor of the Estate of Walter Brasher, 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 12 day of January, ~~2018~~ 2019

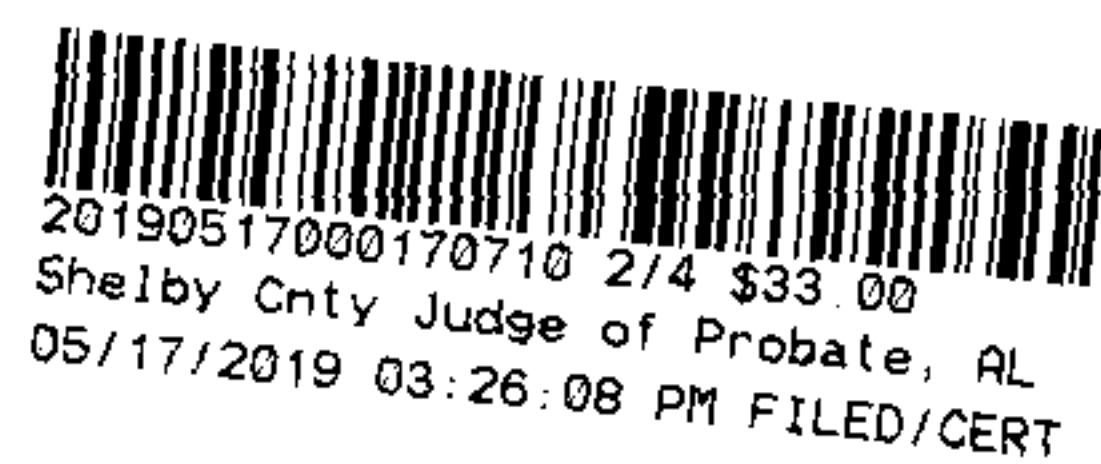
[Signature] (SEAL)  
Notary Public

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sylvia Brazier, 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 31<sup>st</sup> day of December, 2018.

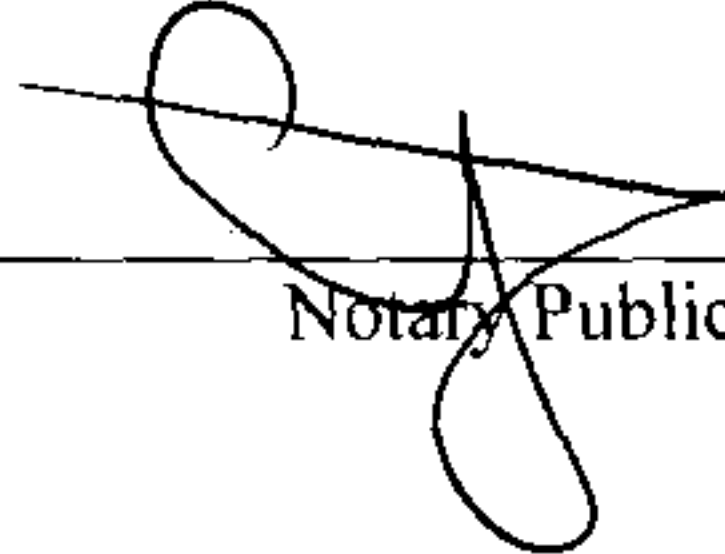
[Signature] (SEAL)  
Notary Public



STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Angela Frazier**, 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.

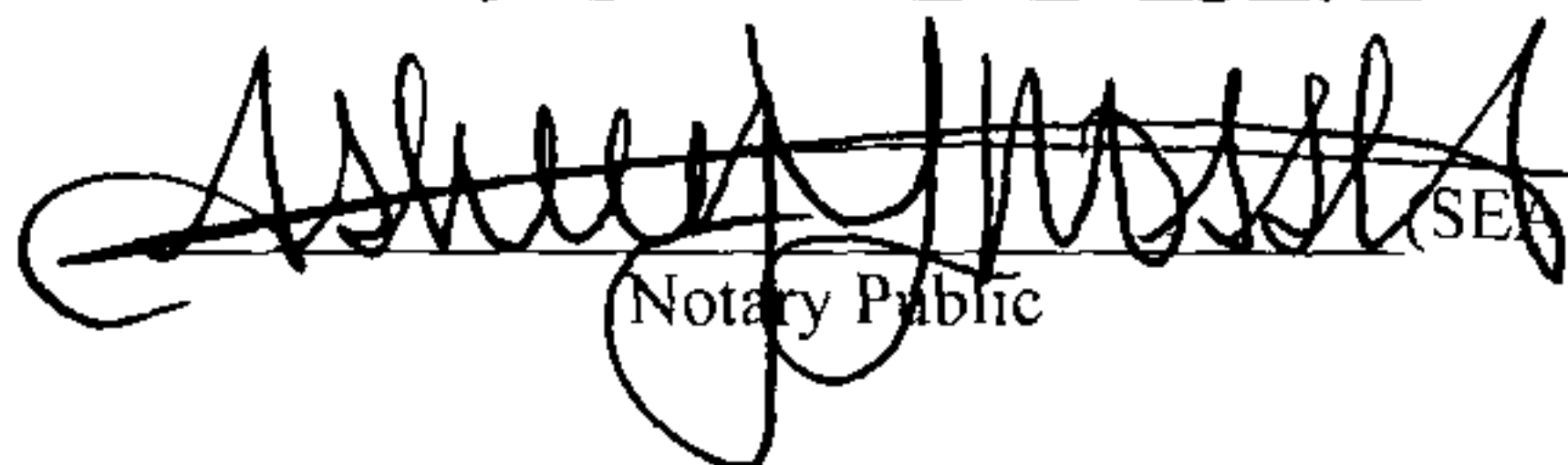
Given under my hand and official seal this 17 day of December, 2018.

  
\_\_\_\_\_(SEAL)  
Notary Public

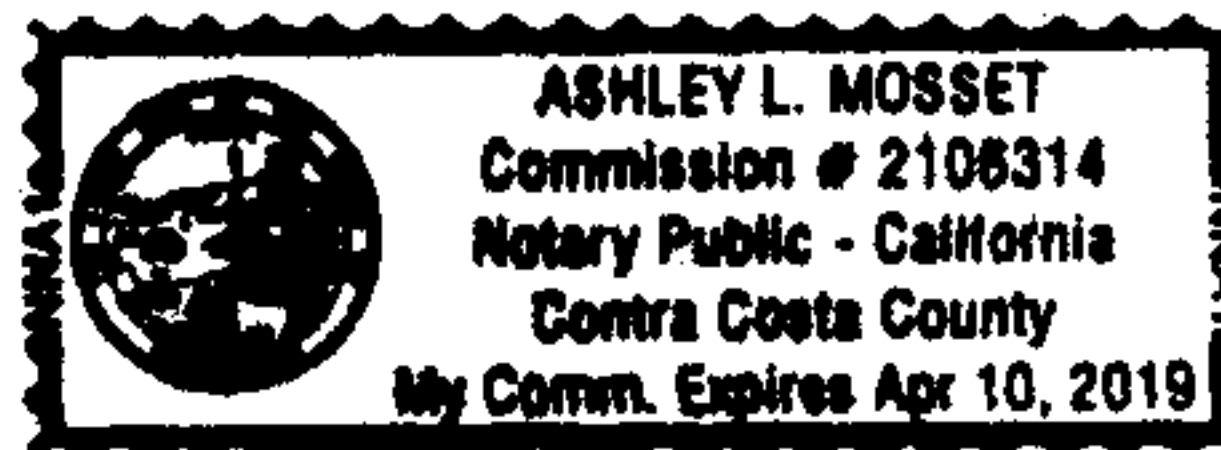
STATE OF CALIFORNIA )  
Alameda County )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lynne Cribb, who is one and the same Person known as Veronica Lynne Couvson**, 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 13<sup>th</sup> day of December, 2018.

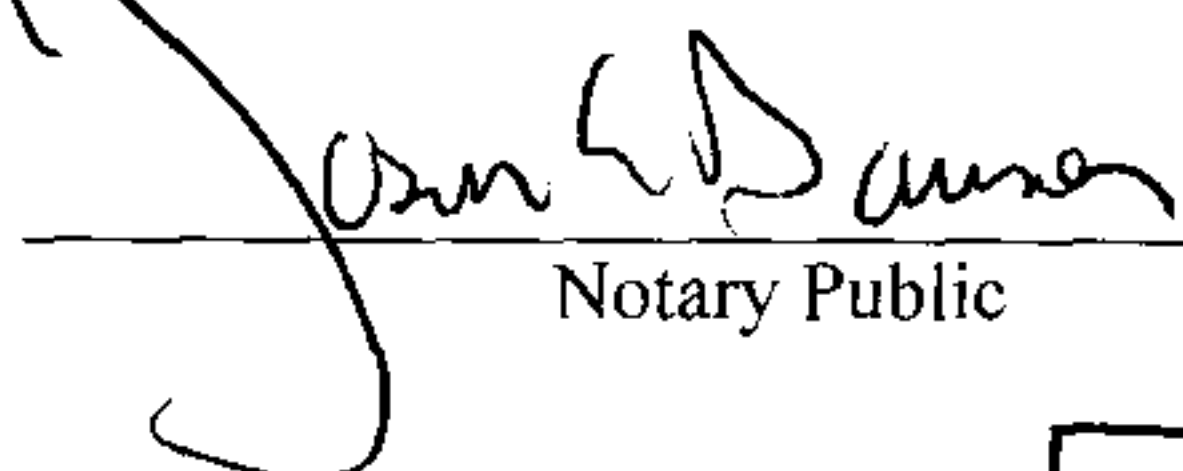
  
\_\_\_\_\_(SEAL)  
Notary Public

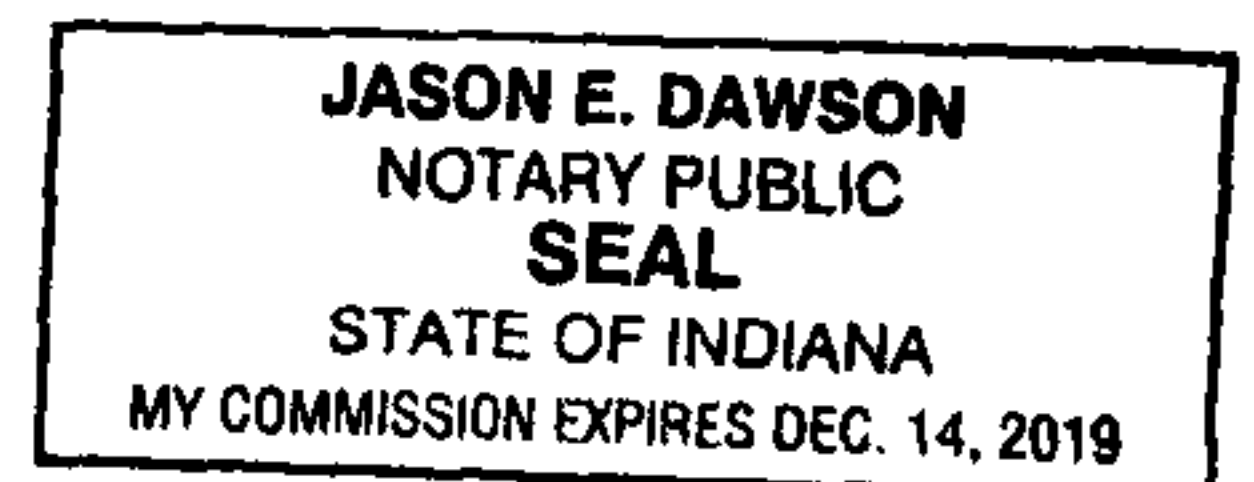
STATE OF INDIANA )  
Hendricks Co )




I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Connie Johnson, who is one and the same Person known as Connie Johnson Burton**, 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 13<sup>th</sup> day of November, 2018.

  
\_\_\_\_\_(SEAL)  
Notary Public



  
20190517000170710 3/4 \$33.00  
Shelby Cnty Judge of Probate, AL  
05/17/2019 03:26:08 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 William Forman, Jr., Co-Executor of  
the Estate of Walter Brasher, Dorothy B. Rhoden, Co-Executor  
of the Estate of Walter Brasher, Sylvia Brazier, Angela Frazier  
Lynne Cribb who is one and the same Person known as  
Veronica Lynne Couvson, Connie Johnson who is one in the  
same Person known as Connie Johnson Burton  
Mailing Address P.O. Box 268  
Childersburg, Alabama 35044

Grantee's Name Sylvia Brazier  
Mailing Address P. O. Box 471  
Childersburg, Alabama 35044

Property Address Lot 1 of Walter's Estates dated July  
3, 2018, recorded in the Probate Records of Shelby County,  
Alabama in Map Book 49, Page 41

Date of Sale 05-15-2019

Total Purchase Price \$100

or

Actual Value

\$

or

Assessor's Market Value

\$ 50,350.00

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: Based on Total Market Value on file in the Office of the Shelby  
County 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 05-15-2019

Print

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

