


*Prepared without benefit of survey or title examination.
Attorney makes no certification as to legal description or title.*

Send Tax Notice To:
Jeffrey & Denise Brasher
122 Castleberry Rd.
Indian Springs, AL 35124

This instrument was prepared by:
Wm. Randall May
MAY & STUCKEY, LLC
300 Cahaba Park Circle, Suite 100
Birmingham, AL 35242


20190725000266130 1/3 \$777.50
Shelby Cnty Judge of Probate, AL
07/25/2019 12:37:53 PM FILED/CERT

STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF **One Dollar (\$1.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Douglas Brasher, an unmarried man** (herein referred to as Grantor,) does grant, bargain, sell and convey unto **Jeffrey Douglas Brasher and Denise Angeline Brasher, husband and wife** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Beginning at the Tennessee Coal, Iron and Railroad Company post at the northeast corner of Section 28, Township 19, Range 2 West and run thence South 89 deg. 45 min. West 650.9 feet; thence South 14 deg. 25 min. East along the East line of a small lot formerly owned by William S. Brashier and along a lot owned by Murphy and Ruby Grimes and along another tract owned by William S. Brashier for a distance of 1137.6 feet, more or less, to the northerly line of Cahaba Valley Road; thence along same North 69 deg. East 410 feet to New Hope Baptist Church lot; thence along said Church lot run North 20 deg. 48 min. West 464.7 feet, more or less, to a point which is the northwest corner of said Church lot; thence along the northerly line of said Church lot run North 61 deg. 27 min. East 192.5 feet to the East line of said forty acres; thence along same North 3 deg. 03 min. West 455.2 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions set back lines, rights of way, limitations, if any, and mineral and mining rights of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor has hereto set his signature this the 25th day of JULY, 2019.

Douglas Brasher
DOUGLAS BRASHER

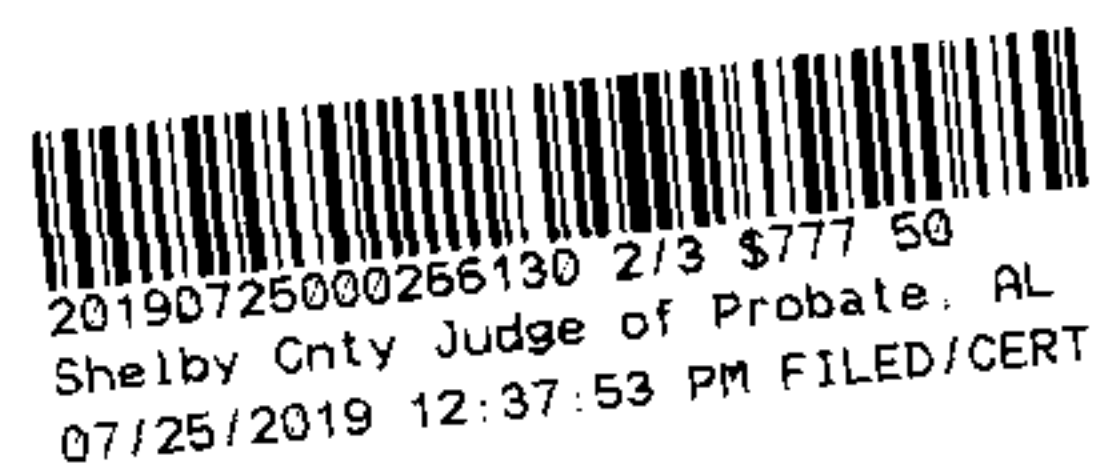
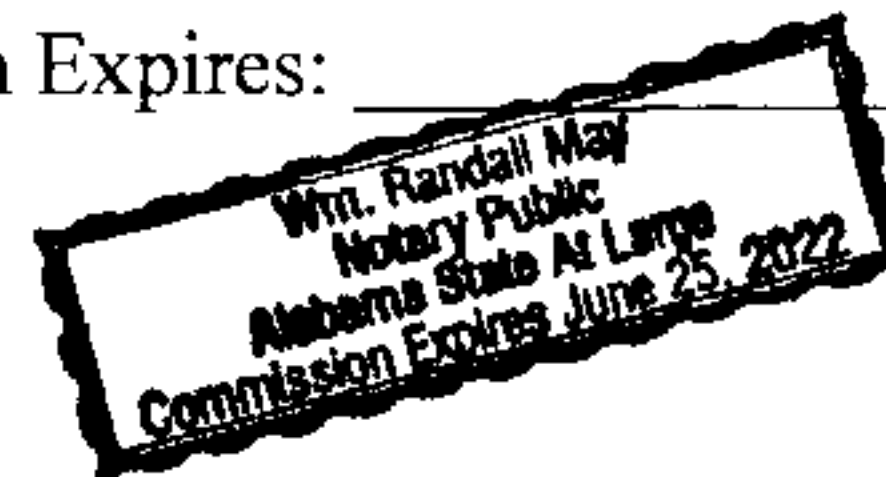
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Douglas 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 the 25th day of JULY, 2019.

[Signature]
Notary Public

My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name Douglas Brasher
Mailing Address 1771 Hwy 11 North
Vance, AL 35490

Grantee's Name Jeff & Denise Brasher
Mailing Address 122 Castleberry Road
Indian Springs, AL 35124

Property Address 122 Castleberry Rd
Indian Springs, AL 35124

Date of Sale 07/24/2019
Total Purchase Price \$



20190725000266130 3/3 \$777.50
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or
Actual Value \$

or
Assessor's Market Value \$ 756,420.00

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 Tax Assessor

☐ 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 7-25-19

Print DOUGLAS BRASHER

 Unattested


(verified by)

Sign Douglas Brasher

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1