

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

SEND TAX NOTICE TO:

Linda Voit
3670 Brasher Lane
Birmingham, AL 35242

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 of Ruby Helen Brasher and J.D. Brasher, both deceased, in hand paid by Grantee herein, the receipt whereof is hereby acknowledged, **Cathy Brasher Vick, a married woman**, (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto **Linda Voit** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

1. COM SE COR NW ¼ SE ¼ N330 W335 TO W ROW RD && POB, CONT W325 N235 ELY376(S) TO RD SW180 TO POB; as property being described in a Parcel of Shelby County, Alabama by the Shelby County Property Tax Commission. Parcel Number 94 4 17 0 001 023.003.
2. COM SE COR NW ¼ SE ¼ N660 W TO W ROW BRASHER LN && POB NW375 S100 W300 N100 W270 S330 E45(S) SE376(S) TO RD NLY250(S) NW210 NE124.6 SE210 NE150(S) TO POB; as property being described in a Parcel of Shelby County, Alabama by the Shelby County Property Tax Commission. Parcel Number 09 4 17 0 001 023.000.
3. COM SE COR NW ¼ SE ¼ N330 TO POB N660 W50(S) 93(D) SW ALG E ROW CD RD 493 705(S) E335 TO POB; as property being described in a Parcel of Shelby County, Alabama by the Shelby County Property Tax Commission. Parcel Number 09 4 17 0 001 099.001

It is the intention of Grantor and Grantor does hereby grant, bargain sell and convey unto Grantee all of her right, title and interest and to any and all real estate, lands or interest in lands which were owned by J.D. Brasher at the time of his death and/or owned by Ruby Helen Brasher at the time of her death; the Grantor and Grantee herein are the sole heirs at law of both Ruby Helen Brasher and J.D. Brasher, both of whom are deceased.


The above property constitutes no part of the homestead of Grantor.

The descriptions used in this document are supplied by the parties, and there has been no survey or title examination made of subject property.

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

Kathy Brasher Vick (Seal)
Cathy Brasher Vick, a married woman

Shelby County, AL 11/01/2019
State of Alabama
Deed Tax: \$198.00


20191101000405470 1/3 \$227.00
Shelby Cnty Judge of Probate, AL
11/01/2019 02:37:48 PM FILED/CERT

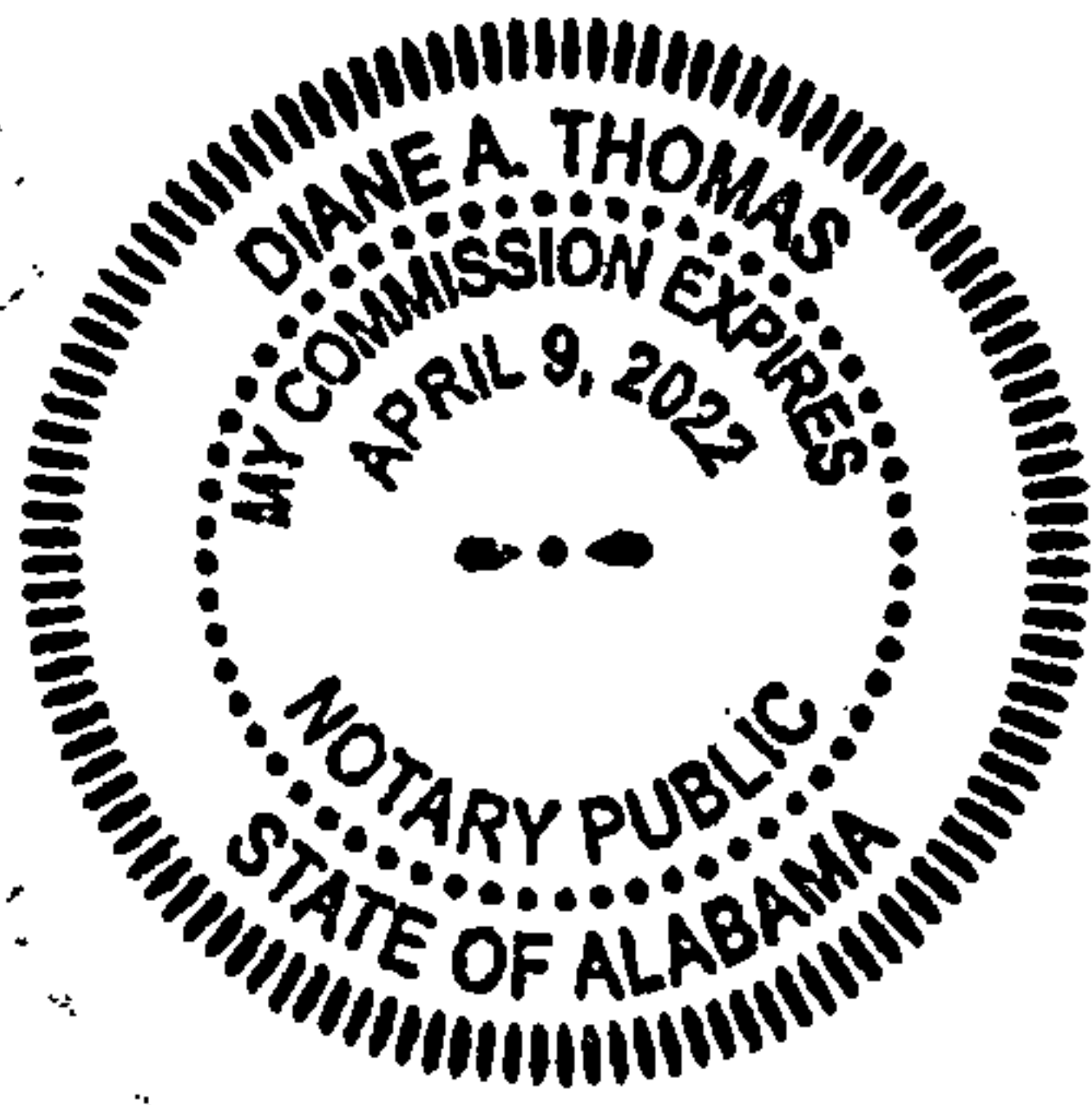
STATE OF ALABAMA

SHELBY COUNTY

K.R.V. Kathy

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Cathy Brasher Vick, 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 16 day of Sept, 2019.



Diane A. Thomas (SEAL)
Notary Public



20191101000405470 2/3 \$227.00
Shelby Cnty Judge of Probate, AL
11/01/2019 02:37:48 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 Kathy Brasher Vick
Mailing Address _____

Grantee's Name Linda Viot
Mailing Address _____

Property Address Estate of Ruby Helen
Brasher + J. D.
Brasher

Date of Sale 9/16/19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 197,580.00

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
- Sales Contract
- Closing Statement

Appraisal
 Other Shelby County Property Tax
Commission Office

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 10-31-2019

Print Joselyn A Arnold

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

