

WARRANTY DEED

20191202000444580 1/2 \$117.50
Shelby Cnty Judge of Probate, AL
12/02/2019 01:34:24 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ninety-Two Thousand Five Hundred and No/100 Dollars (\$92,500.00) and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, James E. Brasher, an unmarried man, (herein referred to as grantors), grant, bargain, sell and convey unto Michael Wagner, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to wit:

A parcel of land lying in the Northwest 1/4 of the Southeast 1/4 of Section 12, Township 18 South, Range 1 East, in Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the above said 1/4-1/4; thence turn West along the North line of said 1/4-1/4 for a distance of 208.32 feet to an iron pin found, said point being the POINT OF BEGINNING of the following describe parcel; thence continue along the last described course for a distance of 87.00 feet to an iron pin found; thence turn an interior angle right of 182 degrees 00 minutes 10 seconds and run Westerly for a distance of 123.10 feet to an iron pin set; thence turn an interior angle right of 88 degrees 47 minutes 05 seconds and run South for a distance of 315.00 feet to an iron pin found; thence turn an interior angle right of 90 degrees 26 minutes 16 seconds and run East a distance of 210.07 feet to an iron pin found; thence turn an interior angle right of 89 degrees 33 minutes 44 seconds and run North for a distance of 315.19 feet to the point of beginning.

ALSO: A 20.00 feet wide easement for Ingress and Egress more particularly described as follows: Commence at the Northwest corner of the above describe parcel; thence run East along the North line of said parcel for a distance of 15.00 feet to the centerline and the POINT OF BEGINNING of the following described easement; thence deflect an angle left of 90 degrees 00 minutes 00 seconds and run North along said centerline for a distance of 52.00 feet to the Southerly right of way margin of Shelby County Road #43 and the end of said easement.

Situated in Shelby County, Alabama.

For ad valorem tax purposes only, the address to the above described property is 13694 Highway 43, Vandiver, AL 35176.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I 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, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 12th day of November, 2019.

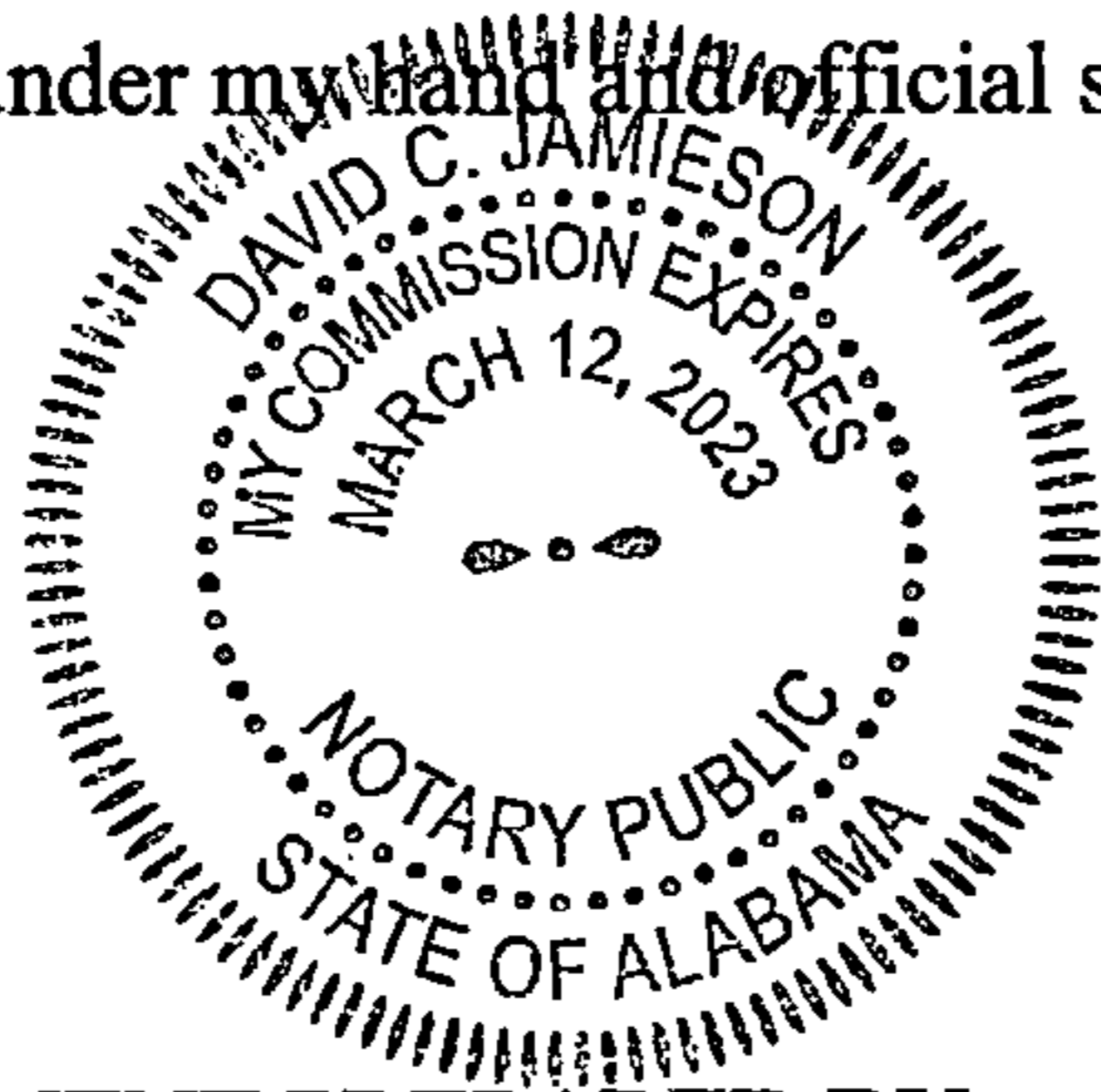
James E Brasher
James E. Brasher

Shelby County, AL 12/02/2019
State of Alabama
Deed Tax:\$92.50

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that of James E. 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of November, 2019.



David C Jamieson
NOTARY PUBLIC

My Commission Expires: 3/12/23

THIS INSTRUMENT PREPARED BY:

David C. Jamieson, Attorney, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:

Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Real Estate Sales Validation Form

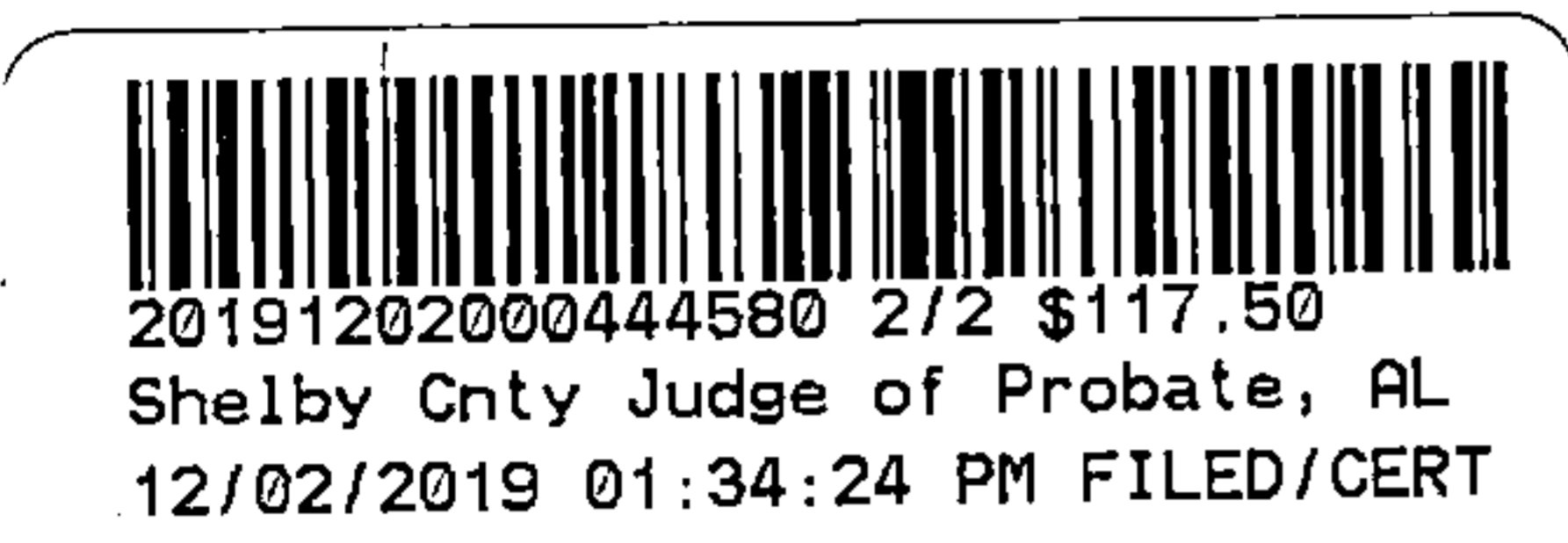
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name James E. Brasher
Mailing Address

Grantee's Name Michael Wagner
Mailing Address 13694 Highway 43
Vandiver AL 35176

Property Address 13694 Highway 43
Vandiver AL 35176

Date of Sale 11-12-19
Total Purchase Price \$ 92,500.00



Actual Value \$
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
Sales Contract
Closing Statement
Appraisal
Other

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 Michael Wagner

Unattested

Sign Michael Wagner

(verified by)

(Grantor/Grantee/Owner/Agent) circle one