

This Instrument was Prepared by:

Send Tax Notice To: Marvin Jaron Brasher

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-19-25974

8074 Old Hwy 280
Chelsea AL, 35043

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Three Thousand Dollars and No Cents (\$53,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Staci Milea Bassett, a married woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Marvin Jaron Brasher**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO


Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantor herein or her spouse.

\$47,700.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23rd day of December, 2019.


Staci Milea Bassett



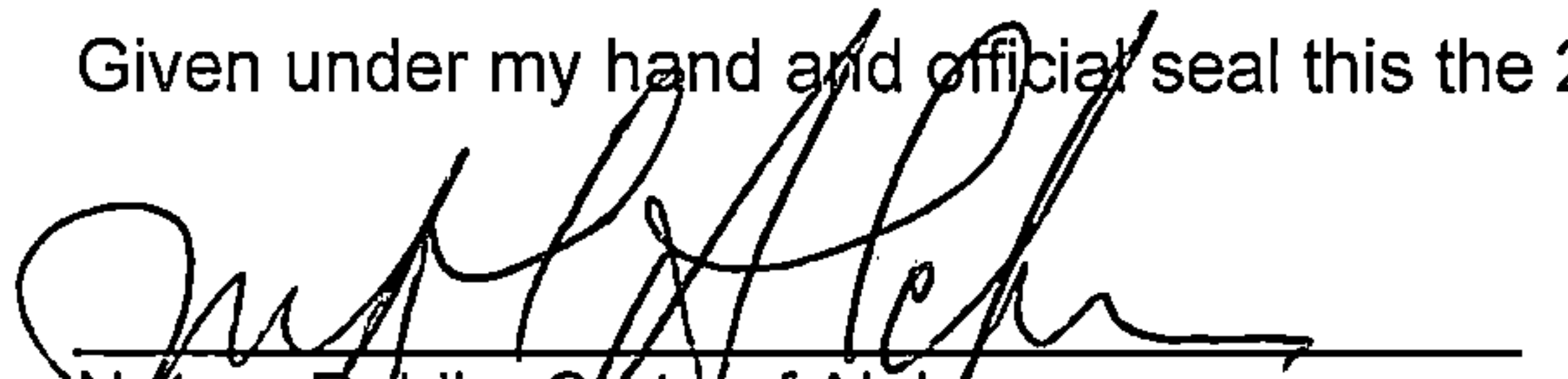
20191226000476930 1/3 \$81.00
Shelby Cnty Judge of Probate, AL
12/26/2019 01:27:42 PM FILED/CERT

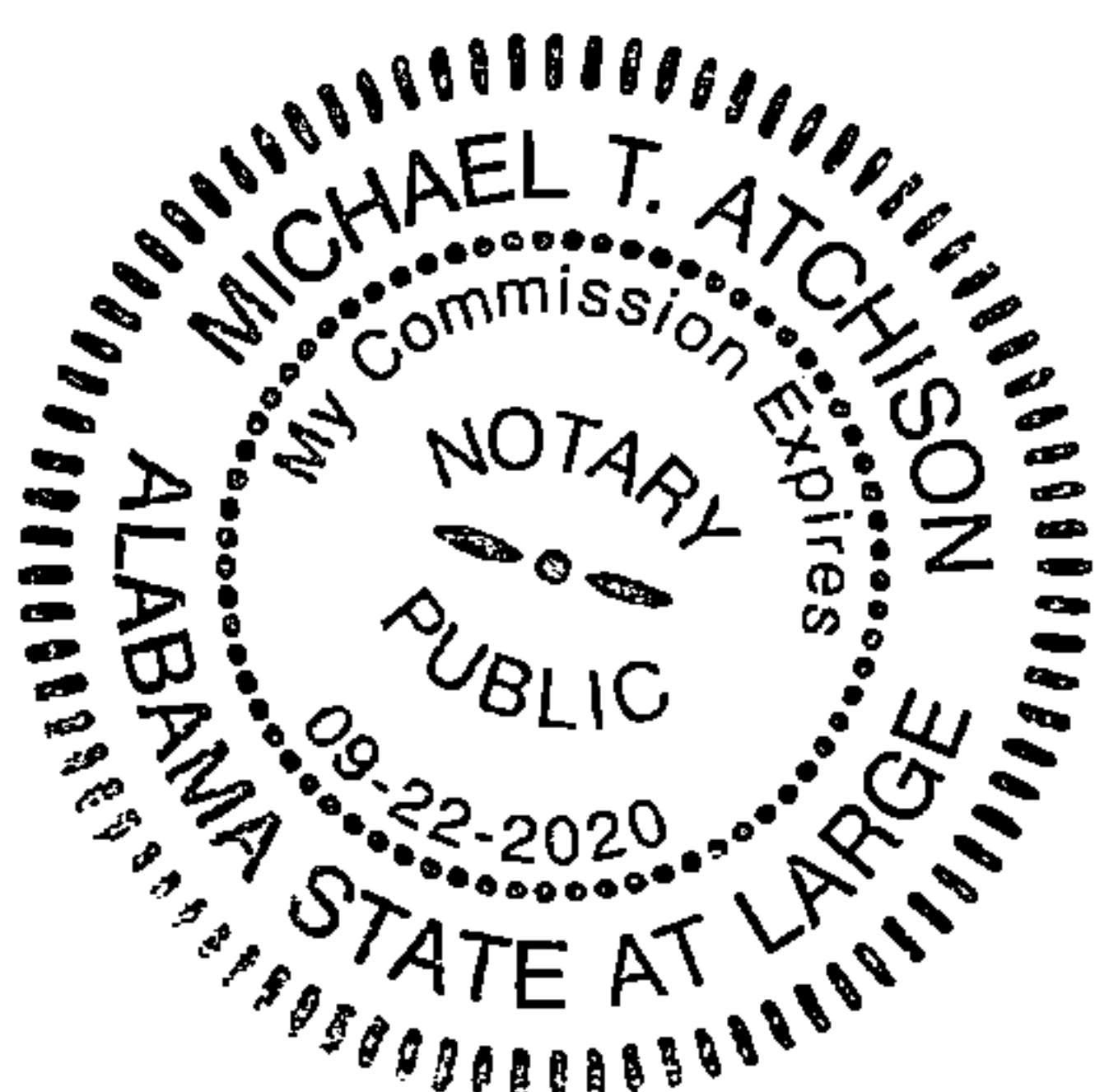
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Staci Milea Bassett (subject to the following requirements set forth hereafter), whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of December, 2019.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020



Shelby County, AL 12/26/2019
State of Alabama
Deed Tax: \$53.00

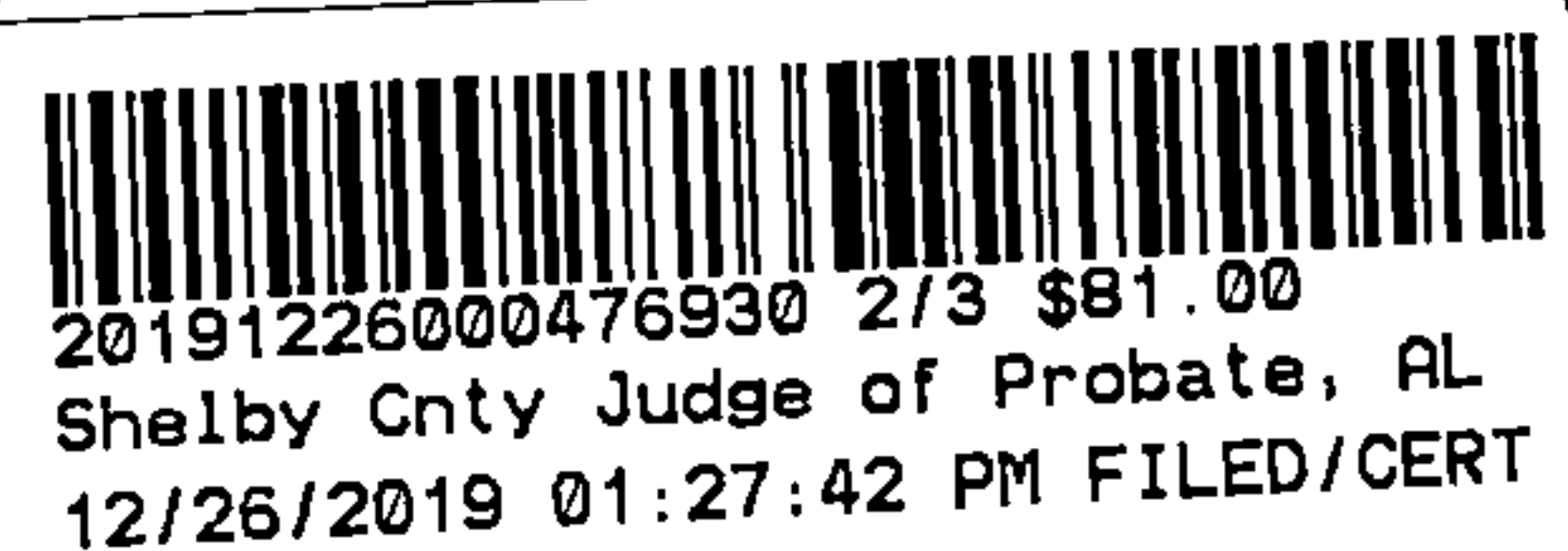
EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and a part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 15, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commencing at a 1" open top pipe in place, accepted as the Southwest corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 15, Township 18 South, Range 1 East, Shelby County, Alabama, said point also being the point of beginning. From this beginning point proceed North 00 degrees 07 minutes 33 seconds East a distance of 204.21 feet to a $\frac{3}{8}$ " rebar in place; thence North 01 degree 20 minutes 39 seconds East a distance of 11.98 feet to a $\frac{1}{2}$ " capped rebar set (Harris 29409); thence South 70 degrees 39 minutes 59 seconds East a distance of 186.59 feet to a $\frac{1}{2}$ " capped rebar set (Harris 29409); thence South 68 degrees 11 minutes 46 seconds East a distance of 100.68 feet to a $\frac{1}{2}$ " capped rebar set (Harris 29409); thence South 17 degrees 44 minutes 43 seconds East a distance of 267.57 feet to a $\frac{1}{2}$ " capped rebar set (Harris 29409); on the North right of way of Shelby County Road No. 43; thence along said right of way the following chord bearings and distances; thence South 67 degrees 32 minutes 49 seconds West a distance of 86.38 feet; thence South 64 degrees 35 minutes 48 seconds West a distance of 88.67 feet; thence South 62 degrees 47 minutes 48 seconds West a distance of 82.00 feet; thence South 60 degrees 31 minutes 49 seconds West a distance of 78.47 feet; thence South 61 degrees 55 minutes 12 seconds West a distance of 56.80 feet to a $\frac{3}{4}$ " open top pipe in place; thence leaving said right of way, proceed North 00 degrees 05 minutes 46 seconds West, a distance of 311.68 feet back to the point of beginning. According to the survey of Kelvin L. Harris Al. Lic No. 29409, dated April 17, 2019.

PARCEL 2:

Part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and a part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 15, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commencing at a 1" open top pipe in place, accepted as the Southwest corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 15, Township 18 South, Range 1 East, Shelby County, Alabama; thence proceed North 00 degrees 07 minutes 33 seconds East a distance of 204.21 feet to a $\frac{3}{8}$ " rebar in place; thence North 01 degree 20 minutes 39 seconds East a distance of 11.98 feet to a $\frac{1}{2}$ " capped re bar set (Harris 29409), said point being the point of beginning. From this beginning point proceed North 76 degrees 18 minutes 36 seconds East a distance of 600.00 feet to a $\frac{1}{2}$ " capped rebar set (Harris 29409); thence South 03 degrees 13 minutes 31 seconds East a distance of 418.05 feet to a point on the North right of way of Shelby County Road No. 43; thence along said right of way the following chord bearings and distances: South 76 degrees 07 minutes 55 seconds West a distance of 66.89 feet; thence South 73 degrees 00 minutes 43 seconds West a distance of 117.17 feet; thence South 70 degrees 14 minutes 23 seconds West a distance of 79.43 feet; thence South 67 degrees 32 minutes 49 seconds West a distance of 3.93 feet to a $\frac{1}{2}$ " capped rebar set (Harris 29409); thence leaving said right of way, proceed North 17 degrees 44 minutes 43 seconds West a distance of 267.57 feet to a $\frac{1}{2}$ " capped rebar set (Harris 29409); thence North 68 degrees 11 minutes 46 seconds West a distance of 100.68 feet to a $\frac{1}{2}$ " capped rebar set (Harris 29409); thence North 70 degrees 39 minutes 59 seconds West a distance of 186.59 feet back to the point of beginning. According to the survey of Kelvin L. Harris, Al. Lic. No. 29409, dated April 17, 2019.



Real Estate Sales Validation Form

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

Grantor's Name Staci Milea Bassett
Mailing Address _____

Grantee's Name Marvin Jaron Brasher
Mailing Address _____

301 Riverbend Apts
Riverside AL 35135

8074 Old Hwy 280
Chalsea AL 35043

Property Address 11455 Bear Creed Rd.
Vandiver, AL 35176

Date of Sale December 23, 2019
Total Purchase Price \$53,000.00

or

Actual Value _____

or

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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).

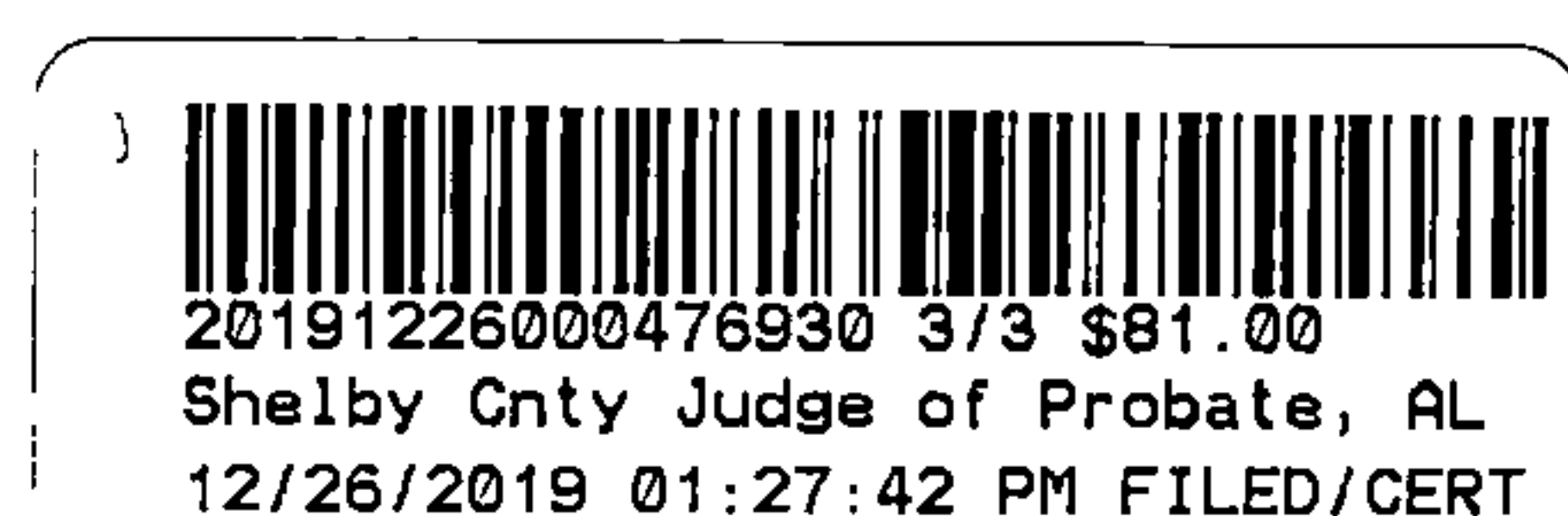
Date December 18, 2019

Print Staci Milea Bassett

☐ Unattested

Sign Staci Milea Bassett
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Form RT-1