

**SEND TAX NOTICE TO:**

Thomas J. Brasher and Riggs R. Brasher

3300 Hillard Drive, Vestavia, AL 35243

**This instrument was prepared by:**

Wendy Hartley Gregerson, Attorney  
5501 Highway 280, Suite 301  
Birmingham, AL 35242

VALUE: \$120,000.00



20200128000037610 1/2 \$145.00  
Shelby Cnty Judge of Probate, AL  
01/28/2020 01:48:06 PM FILED/CERT

**WARRANTY DEED**

**STATE OF ALABAMA )**  
**SHELBY COUNTY )**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of the sum of One Hundred and Twenty Thousand Dollars and no/100 (\$120,000.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Michael E. Gardner**, a married man, (herein referred to as Grantor), grant, bargain, sell and convey unto **Thomas J. Brasher**, a married man and **Riggs R. Brasher**, a married man, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

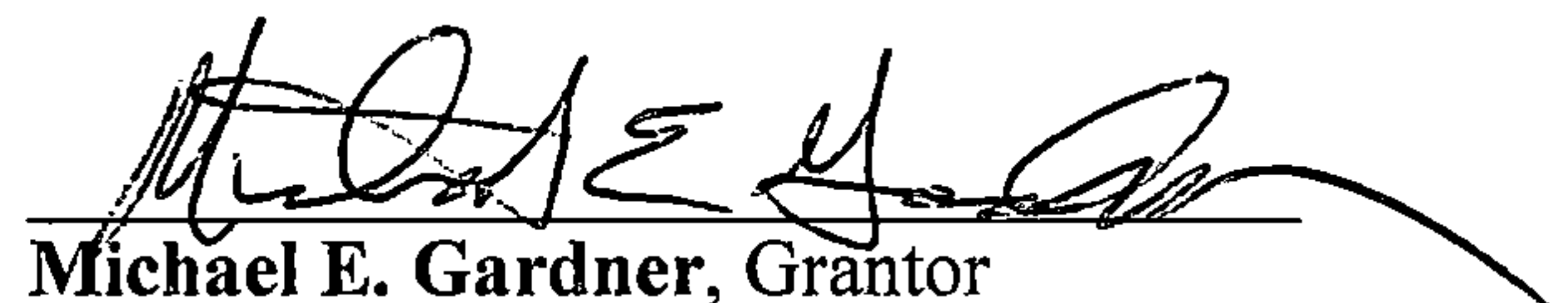
Subject to restrictions, easements and rights of way of record. Home and 9.86 acres located at 120 Gardner Drive, Chelsea, Alabama 35043 and recorded in the Judge of Probate Court of Shelby County, Alabama and more particularly described as follows:

Parcel # 15 2 04 0 001 017.005 of Gardner Estates  
P Lot: 6 P Blk:, S Lot: S Blk:, Map Book 37 Map Page 108  
S: 4 T: 20S R: 01W, Acres 9.86, Dim: 0.00 x 0.00

**TO HAVE AND TO HOLD** to the said Grantee, their heirs and assigns forever.

I do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 persons.

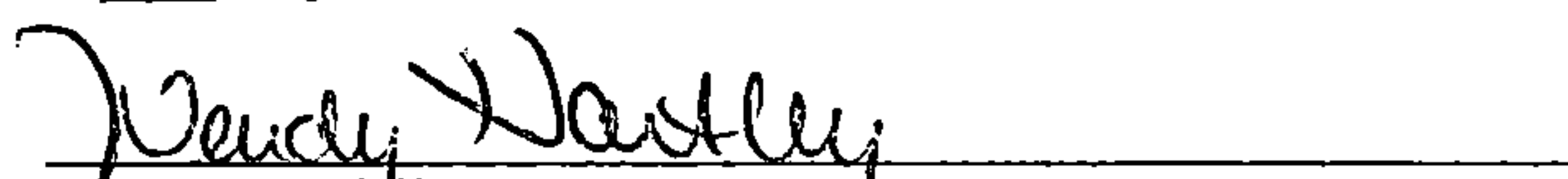
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, this \_\_\_\_ day of December, 2019.

  
Michael E. Gardner, Grantor

**STATE OF ALABAMA**  
**SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael E. Gardner, 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 2nd day of December, 2019.

  
Notary Public  
My Commission Expires: 3/12/22

# Real Estate Sales Validation Form

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

Grantor's Name Michael E. Gardner  
Mailing Address 623 Tiffany Drive  
Trussville, AL 35173

Grantee's Name Thomas J. Brasher  
Mailing Address 3300 Hillard Drive  
Vestavia, AL 35243

Property Address 120 Gardner Drive  
Chelsea, AL 35013

Date of Sale Dec. 2nd, 2019  
Total Purchase Price \$ 120,000

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) \_\_\_\_\_

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

Shelby County, AL 01/28/2020  
State of Alabama  
Deed Tax: \$120.00

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).

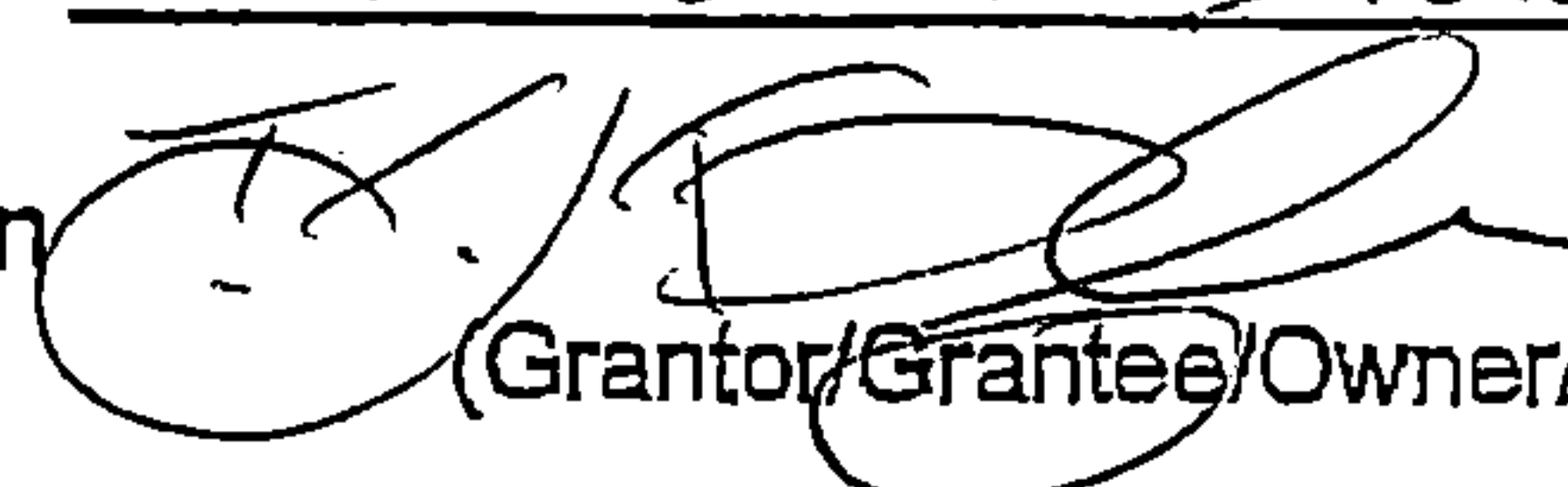
Date 1-28-2020

Print Thomas J. Brasher

Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20200128000037610 2/2 \$145.00  
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