

This instrument was prepared without evidence or title or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Catherine Brasher, a widow (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Catherine Brasher and Charles Ferman Brasher, Jr. (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Two acres, more or less described as follows: In the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 19, Township 18 South, Range 2 East; commencing with the telephone line cornering with E. P. Falkner's at the NW corner running with telephone line; thence 381 feet Northwest; thence to Moody's corner; thence Southwest 217 feet to corner of W. A. Stone's lot; thence running 318 feet along Stone's line to corner of Stone's lot; thence East 134 feet to the starting point, situated in Shelby County, Alabama.

Less and Except:

Beginning at the North corner of Grady Cox lot on Southern Bell Telephone right of way, running Southwest 134 feet; thence Northwest 20 feet, thence Northeast 134 feet; thence Southeast to starting point along the telephone line, described as follows: in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 19, Township 18 South, Range 2 East, same being recorded in Deed Volume 182, Page 247, in the Probate Court of Shelby County, Alabama.

GRANTOR is the surviving grantee in the deed recorded in Deed Book 259, page 497, in the Probate Office of Shelby County, Alabama, the other grantee, Charles Ferman Brasher having died July 9, 2016, while married to GRANTOR.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

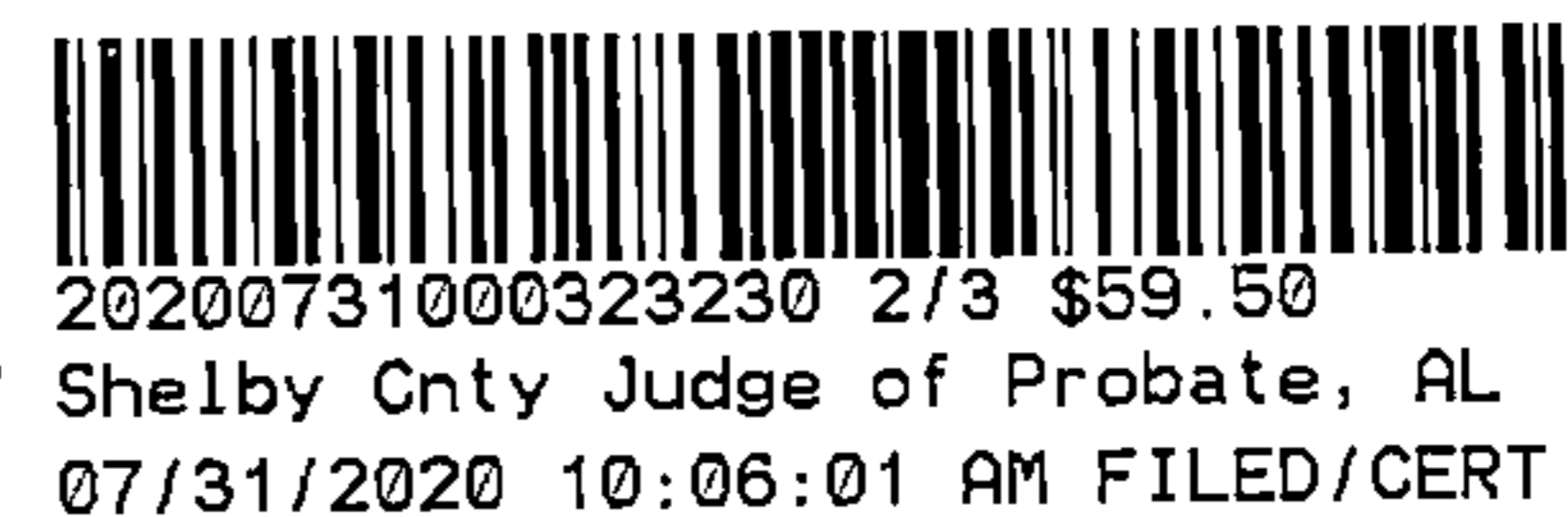
And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and

administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 31st day of July, 2020.

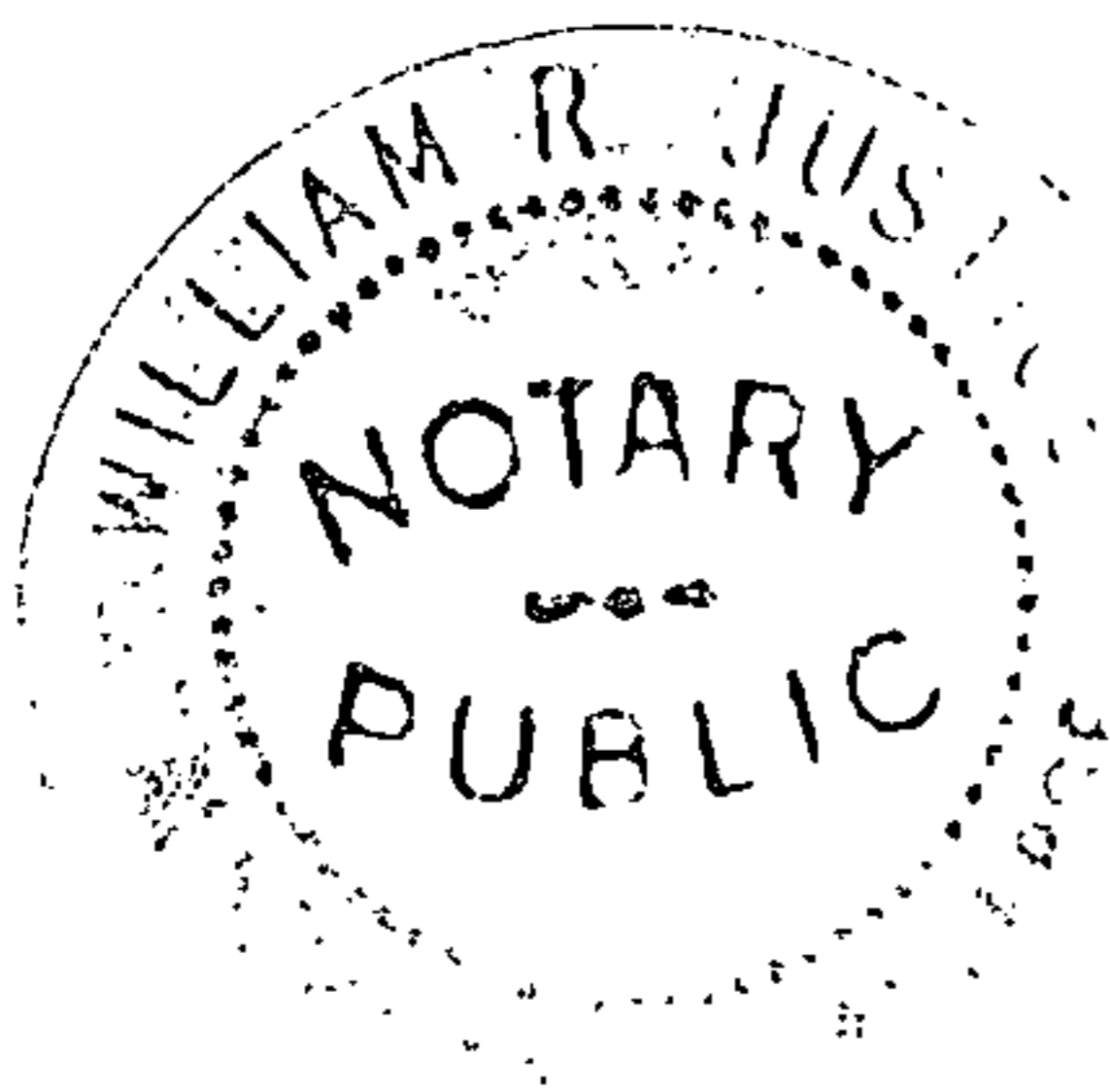
Catherine Brasher
Catherine Brasher

STATE OF ALABAMA
SHELBY COUNTY



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Catherine 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 31st day of July, 2020.



William R. Justice
Notary Public
My commission expires: 9-12-22

Real Estate Sales Validation Form

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

Grantor's Name Catherine Brasher
Mailing Address 365 Sun Valley Circle
Sterrett, AZ 85147

Grantee's Name Catherine Brasher &
Mailing Address Charles Ferman Brasher, Jr.
365 Sun Valley Circle
Sterrett, AZ 85147

Property Address 365 Sun Valley Circle
Sterrett, AZ

Date of Sale 7-31-2020
Total Purchase Price \$ _____

or

Actual Value \$ _____

or

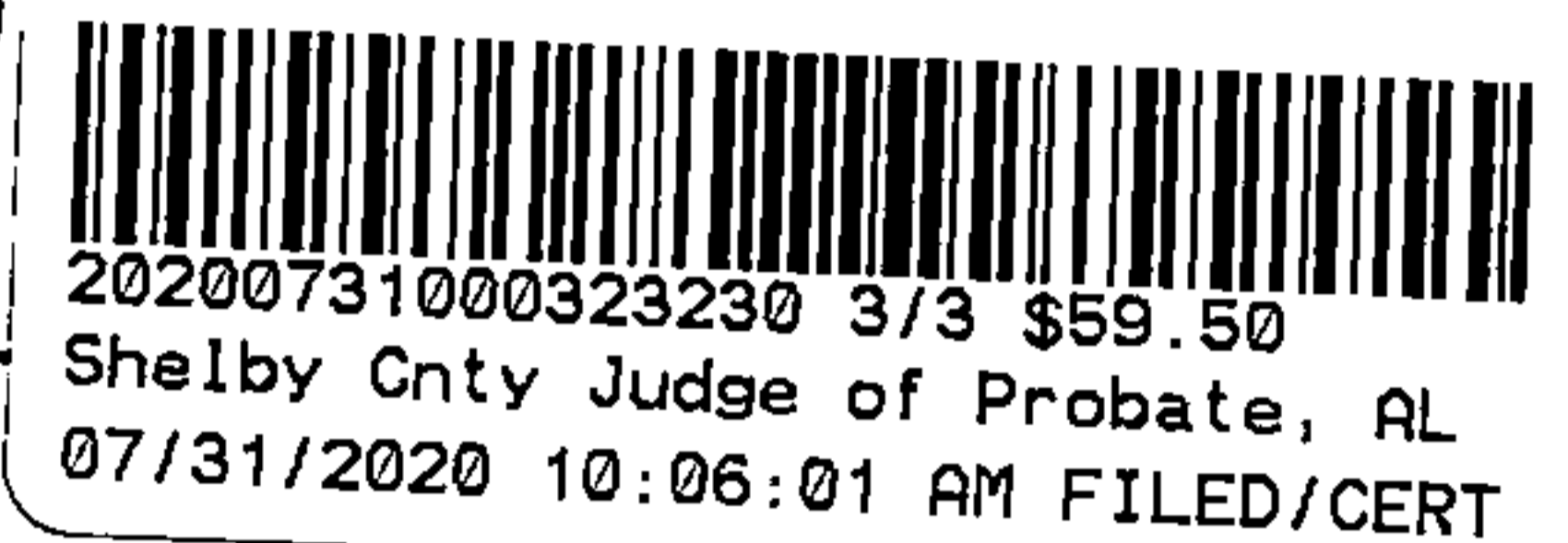
1/2 Assessor's Market Value \$ 31,005

Shelby County, AL 07/31/2020
State of Alabama
Deed Tax: \$31.50

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 7-31-2020

Print Catherine Brasher

☐ Unattested

Sign Catherine Brasher

(verified by)

(Grantor) Grantee/Owner/Agent) circle one