

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Sharon Berry
50 Overhill Rd
Montevallo, Al 35115

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY SIX THOUSAND NINE HUNDERD FORTY FIVE DOLLARS AND ZERO CENTS (\$46,945.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Sharon Berry, a married woman and Stephen Brasher, a married man (herein referred to as Grantors)*, grant, bargain, sell and convey unto, *Sharon Berry (herein referred to as Grantee)*, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2021.
- 2. Easements, restrictions, rights of way, and permits of record.

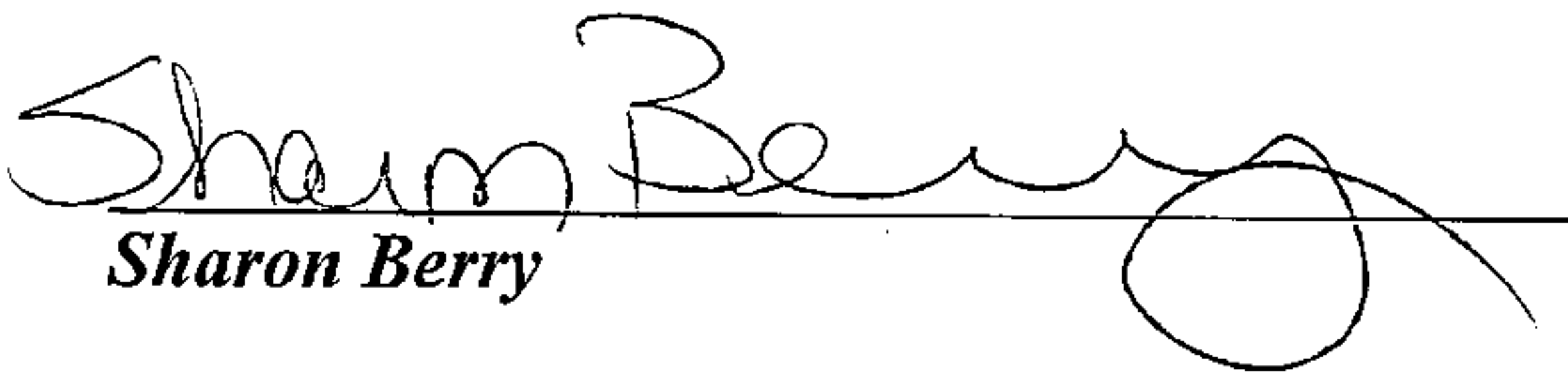
Grantors herein are all heirs at law of Carroll Delno Brasher and Glennie Dee Brasher.

This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of February, 2021.

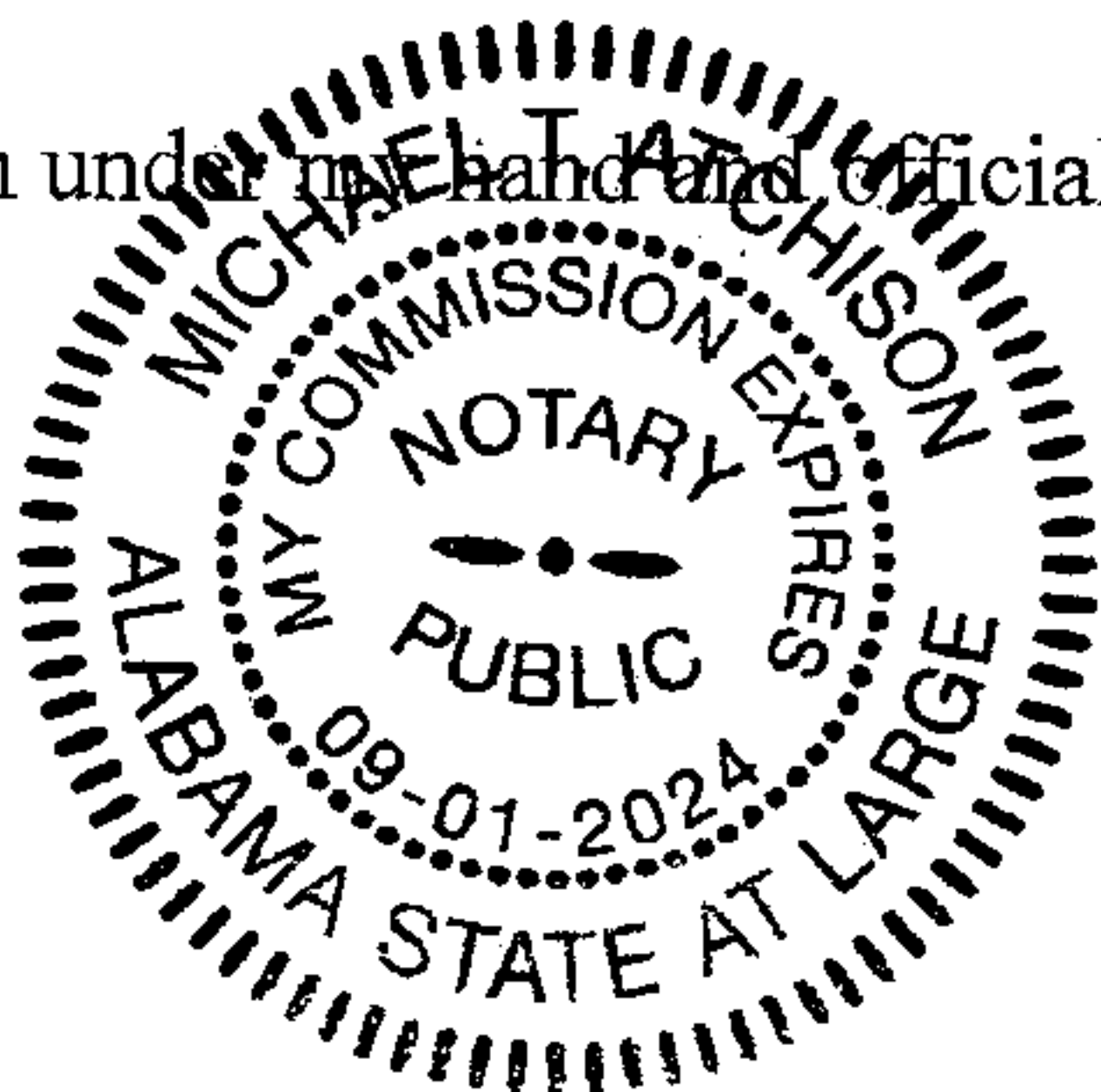

Sharon Berry


Stephen Brasher

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Sharon Berry and Stephen 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 10th day of February, 2021.



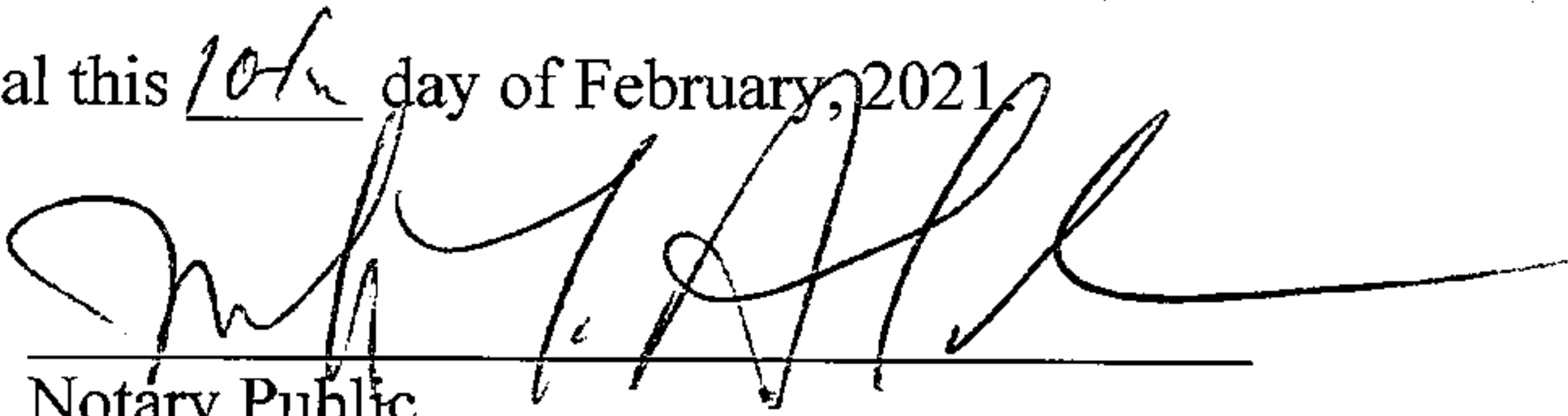

Notary Public
My Commission Expires:

EXHIBIT A - LEGAL DESCRIPTION**Parcel 1**

Begin at the SW corner of the SW 1/4 of the SE 1/4 of Section 14, Township 22 South, Range 2 West, and run North along the West line of said 40 a distance of 350 feet to an iron pipe, said point being the point of beginning; thence East 100 feet; thence North and parallel with the West line of said 40, 150 feet; thence West 100 feet to the West line of said 40; thence South along said West 40 line 150 feet to the point of beginning.

Parcel 2

A part of Lot 16 of Caleraiana Farms, being a plot of land, fronting approximately 165 feet on Highway 25, containing 6 acres of land, more or less, and being approximately 2 miles East of Calera, Alabama, and being more particularly described as follows: Begin at a point on the Eastern boundary of said Lot 16 of Caleraiana Farms where the Eastern boundary thereof is intersected by the Southern right-of-way line of the Southern Railroad for point of beginning; thence run South along the East boundary of said Lot 16 of Caleraiana Farms a distance of 528 feet to a point; thence turn to the right and run Southwesterly parallel with the Southern right-of-way line of the Southern Railroad a distance of 165 feet, more or less, to a point on the Western boundary line of said Lot 16 of Caleraiana Farms; thence turn to the right and run North along the Western boundary of Lot 16 of Caleraiana Farms to the Southern right-of-way line of the Southern Railroad; thence turn to the right and run Northeasterly along the Southern boundary of the Southern Railroad a distance of 165 feet, more or less, to point of beginning. Being situated in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, of Section 14, Township 22, Range 2 West, map being recorded in Map Book 3, Page 12, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Sharon Berry
 Mailing Address Stephen Bruske
12655 Hwy 25
Calera AL 35040

Grantee's Name Sharon Berry
 Mailing Address 50 Overhill Rd
Montevalle AL 35115

Property Address 13055 Hwy 25
Calera 35040

Date of Sale 2-10-21
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 46,945

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 Dividing Estate

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 2-10-21

Print Stephen Bruske

☐ Unattested

Sign Stephen Bruske

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/10/2021 02:54:57 PM
 \$75.00 JESSICA
 20210210000070450

Alvin S. Bayl