

This instrument was prepared by:
Halbrooks & Allen, LLC
704 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Eric Brasher
4916 Mountain View Parkway
Birmingham, AL 35244
(which is also the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
COUNTY OF SHELBY)
KNOW ALL MEN BY THESE PRESENTS

That in consideration of Three Hundred Twenty Thousand and No/100 --- (\$320,000.00) Dollars
(as evidenced by closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/we,
Turner Herron and Lindy Jo Cooper, Husband and Wife
(whose address is: 221 Mecca Avenue, Homewood, AL 35209)

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
Eric Brasher and Jackie Brasher
(whose address is the property address)

(herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship,
the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A" for legal description of the property which is incorporated
herein for all purposes.

Subject to: current taxes, easements, restrictions, and rights-of-way of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of
survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance
that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the
grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple
shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns
of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this
19th day of February, 2021.

 (Seal)
Turner Herron

 (Seal)
Lindy Jo Cooper

_____(Seal)

_____(Seal)

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Turner Herron and Lindy Jo Cooper
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 19th day of February, A/D.,
My Commission Expires: 4/21/24

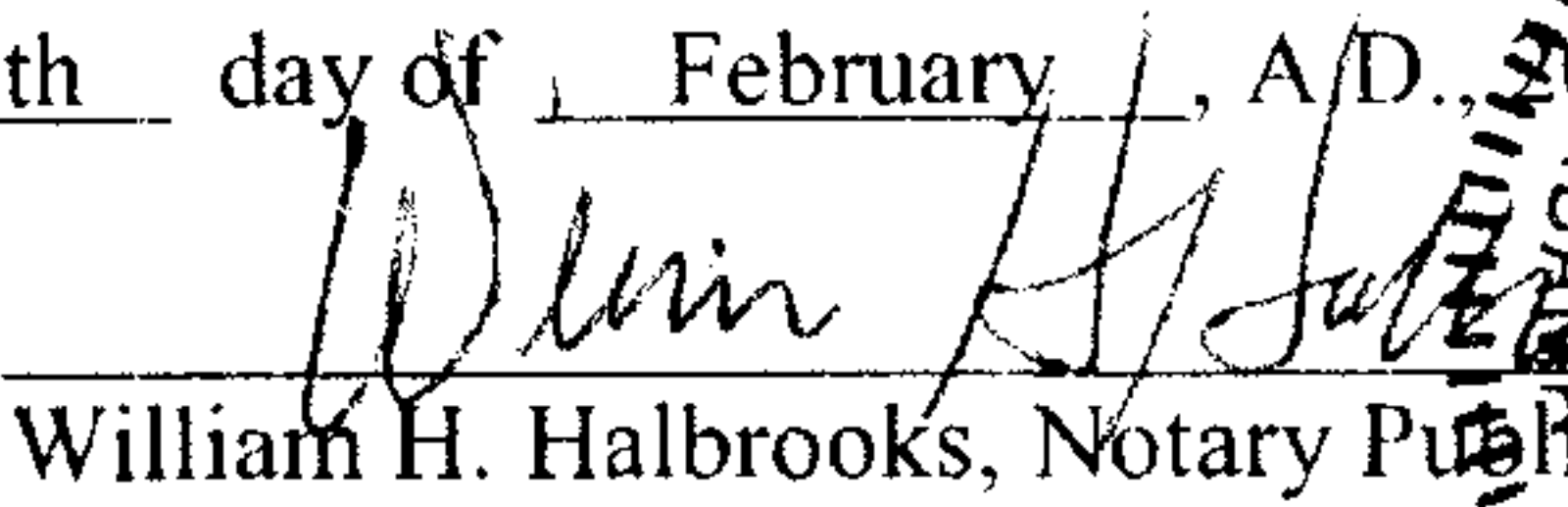
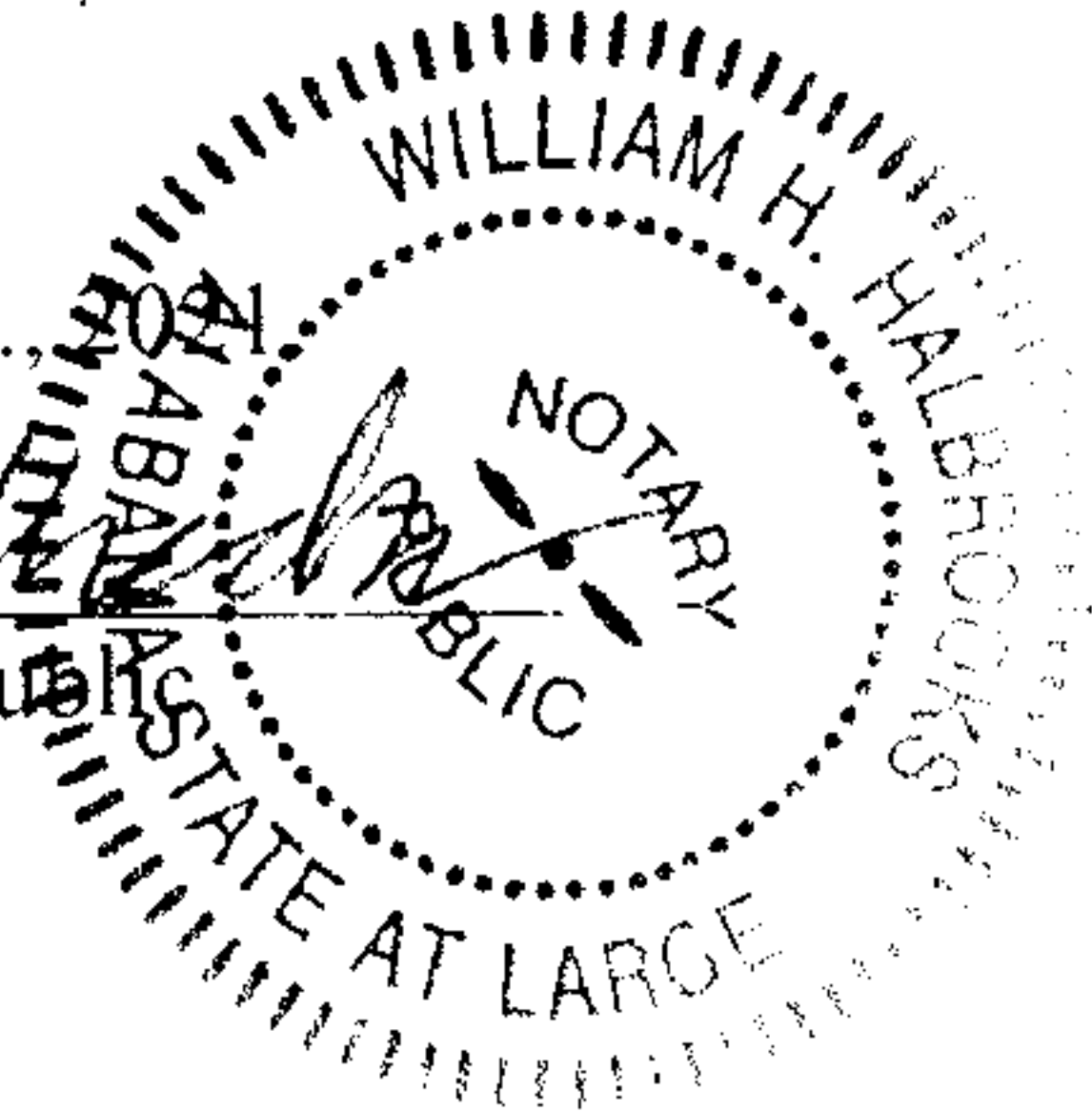

William H. Halbrooks, Notary Public


Exhibit "A"

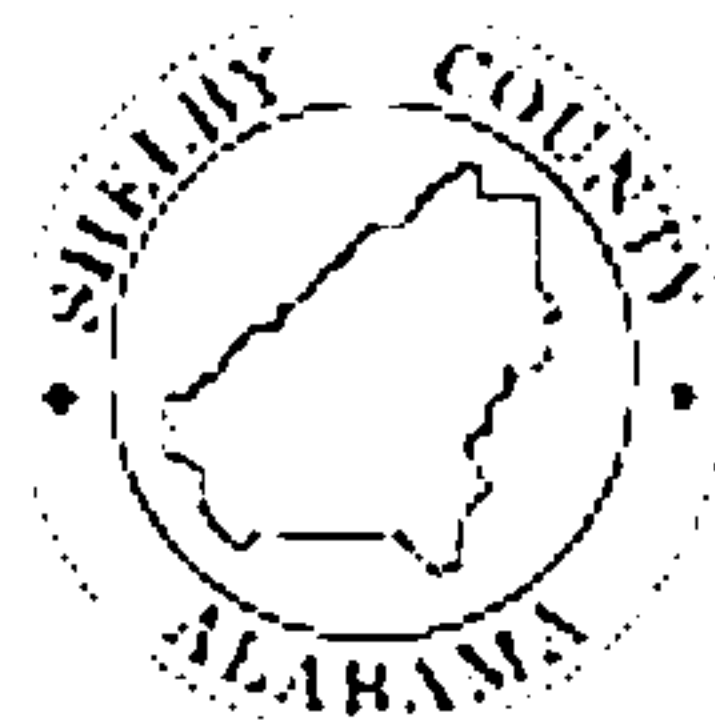
Attached Legal Description

Lot 5, Block 2, according to the Survey of Gross' Addition to Altadena South, 1st Phase of 1st Sector, as recorded in Map Book 5, Page 122, in the Probate Office of Shelby County, Alabama.

ALSO:

Part of Lot 4, Block 2, according to the Survey of Gross' Addition to Altadena South, 1st Phase of 1st Sector, as recorded in Map Book 5, Page 122, in the Probate Office of Shelby County, Alabama, more particularly described as being the Southwest 20 feet, beginning at the most easterly corner of Lot 5; thence in a Northeasterly direction along the Northwest line of Mountain View Road Parkway for 20 feet; thence 90 degrees left and run Northwest and parallel to the Northeast line of Lot 5 a distance of 422 feet, more or less, to the centerline of Acton Creek; thence Southwest along the centerline of said Creek a distance of 20 feet, more or less, to the most Westerly corner of Lot 5; thence in a Southeasterly direction along the Northeast line of Lot 5 a distance of 422 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Subject to: all easements, restrictions, reservations and rights of way of record.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/23/2021 11:08:01 AM
\$345.00 CHARITY
20210223000089450

Allen S. Bayl