

20210329000155370
03/29/2021 02:51:53 PM
DEEDS 1/3

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:
James Randall Brasher
52922 Hwy 25
Vandiver, AL 35176

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED TWENTY THOUSAND DOLLARS AND ZERO CENTS (\$120,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Rosie Ellen Lynn, a single woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **James Randall Brasher** (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:

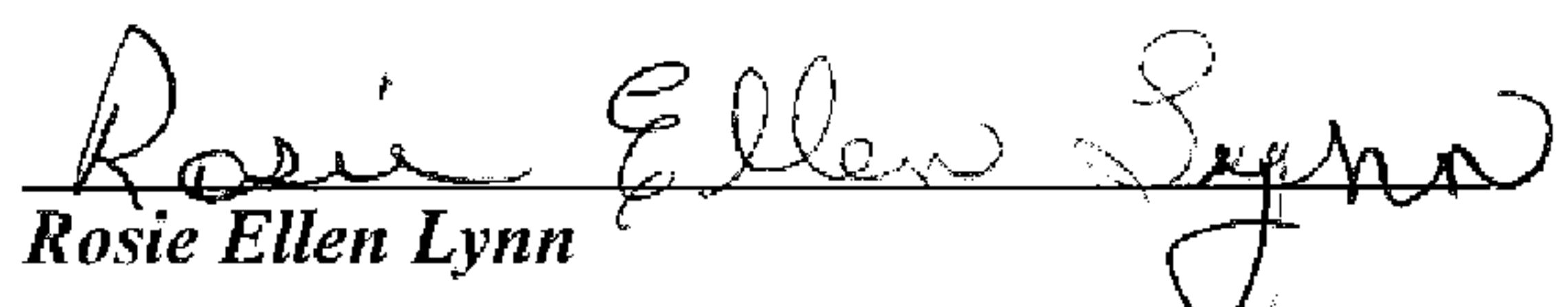
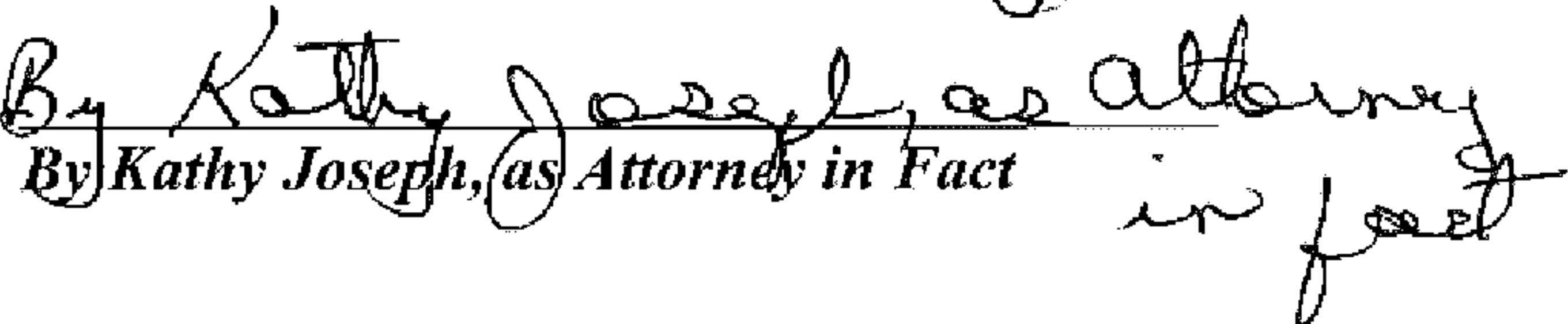
1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record.

The Grantor herein is the surviving Grantee in Deed Book 311, Page 341, Probate Office, Shelby County, Alabama. The other Grantee, Curtis B. Lynn, is deceased, having died on or about 8-11-2007.

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 25th day of March, 2021.


Rosie Ellen Lynn

By Kathy Joseph, as Attorney in Fact in fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kathy Joseph as Attorney in Fact for Rosie Ellen Lynn**, 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 25th day of March, 2021.

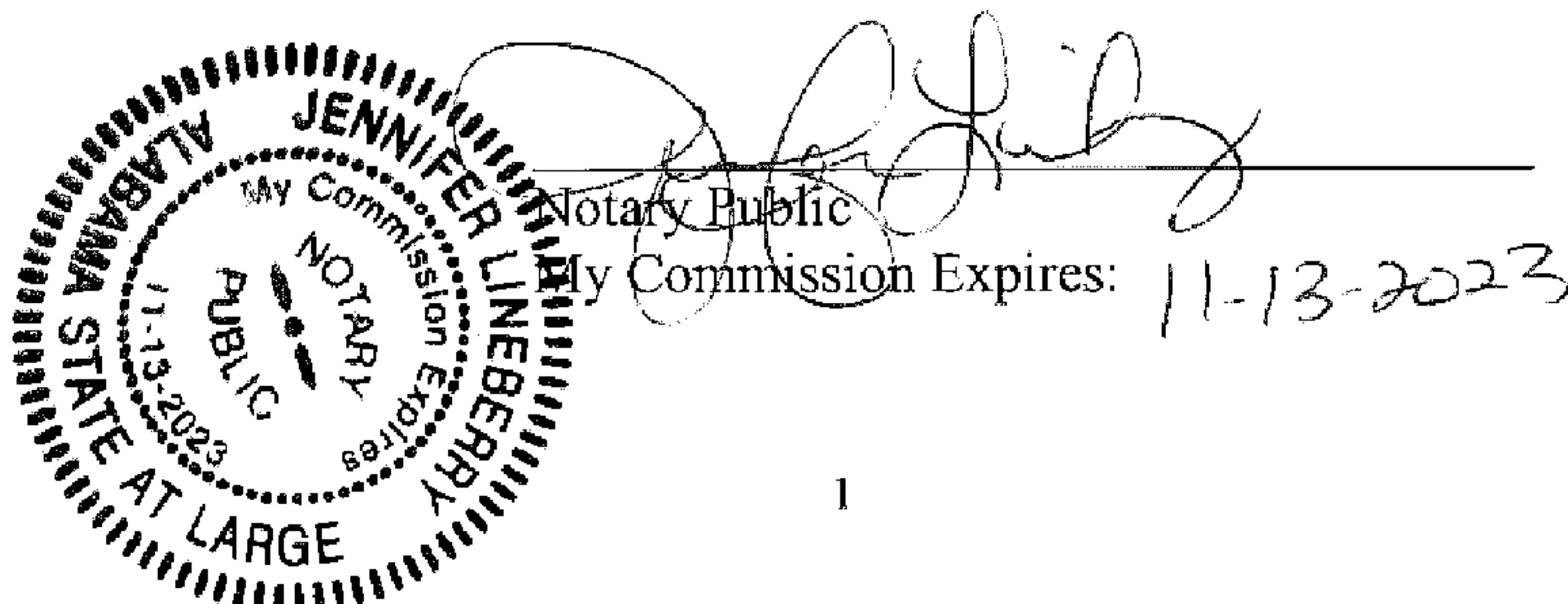


Exhibit A- Legal Description

A part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 14, Township 18 South, Range 1 East, and being more particularly described as follows:
Commence at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$; thence South along the West line of same a distance of 401.00 feet to the Northerly right of way line of a railroad track; thence South 60 degrees 30 minutes East along said right of way a distance of 823.90 feet; thence North 27 degrees 30 minutes East a distance of 100.00 feet; thence North 35 degrees 15 minutes West a distance of 135.00 feet; thence North 23 degrees East a distance of 55.13 feet to the Easterly right of way line of Highway #25 and the point of beginning of tract herein described; thence continue along the last named course a distance of 433.87 feet; thence North 50 degrees 10 minutes West a distance of 54.37 feet (set $\frac{1}{2}$ -inch rebar); thence proceed South 63 degrees 41 minutes 26 seconds West along an agreed boundary line for a distance of 202.33 feet to a point on the Easterly right of way of Alabama Highway No. 25; thence Southerly along the Easterly right of way of Alabama Highway No. 25 to the point of beginning.

One Lot, or parcel of land situated in Vandiver, Shelby County, Alabama, and being Lot No. 3 according to the Survey and Map of the Town of Vandiver, Alabama, made by T. O. Sparks, a Surveyor, and said Map is recorded in the Probate Office of Shelby County, Alabama, and said Lot, or parcel of land, being a part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 18, Range 1 East. EXCEPT that part of said Lot No. 3, lying South of the public road as the same was located on February 9, 1921, together with one four-room dwelling house situated thereon.

Real Estate Sales Validation Form

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

Grantor's Name Rosie Ellen Lynn
 Mailing Address 545 Chelsea Springs Dr
Columbiana, AL 35851

Grantee's Name James Randall Brasher
 Mailing Address 52922 Hwy 25
Vandiver, AL 35176

Property Address 52809 Hwy 25
Vandiver, AL 35176

Date of Sale March 25, 2021
 Total Purchase Price \$ 120,000.00

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)

☐ 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 _____

Print Mike T Atchison

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/29/2021 02:51:53 PM
 \$148.00 CHERRY
 20210329000155370

Ann S. Byrd

Form RT-1