

This instrument was prepared by:

Grace Graham

PO Box 587

Columbiana, AL 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the distribution of the estate of R.P. Brasher, deceased, Case No. PR-2019-000818 in the Probate Court of Shelby County, Alabama, the undersigned Susan Morgan, personal representative of said estate (herein referred to as GRANTOR), does grant, bargain, sell, and convey unto Peggy Ann Brasher Lively (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Parcel No. 2: Commence at a 1" crimp top pipe in place being the Southeast corner of the Southwest one-fourth of the Northwest one-fourth of Section 8, Township 18 South, Range 2 East, Shelby County, Alabama, proceed North 87° 43' 41" West along the South boundary of said quarter-quarter section and along a wire fence for a distance of 741.93 feet to a 1" crimp top pipe in place, said point being located on the Easterly right-of-way of Shelby County Highway No. 55; thence proceed North 18° 52' 44" East along the Easterly right-of-way of said highway for a distance of 134.66 feet; thence proceed North 18° 31' 19" East along the Easterly right-of-way of said highway for a distance of 126.62 feet; thence proceed North 18° 04' 38" East along the Easterly right-of-way of said highway for a distance of 106.33 feet, said point being the point of beginning. From this beginning point proceed North 17° 31' 46" East along the Easterly right-of-way of said highway for a distance of 136.19 feet; thence proceed North 16° 11' 43" East along the Easterly right-of-way of said highway for a distance of 152.41 feet; thence proceed North 15° 06' 12" East along the Easterly right-of-way of said highway for a distance of 160.49 feet; thence proceed North 14° 12' 09" East along the Easterly right-of-way of said highway for a distance of 183.39 feet (set ½" rebar CA-0114-LS); thence proceed South 73° 23' 12" East for a distance of 200.00 feet (set ½" rebar CA-0114-LS); thence proceed South 11° 15' 53" West for a distance of 533.24 feet; thence proceed South 83° 37' 29" West for a distance of 259.43 feet to the point of beginning.

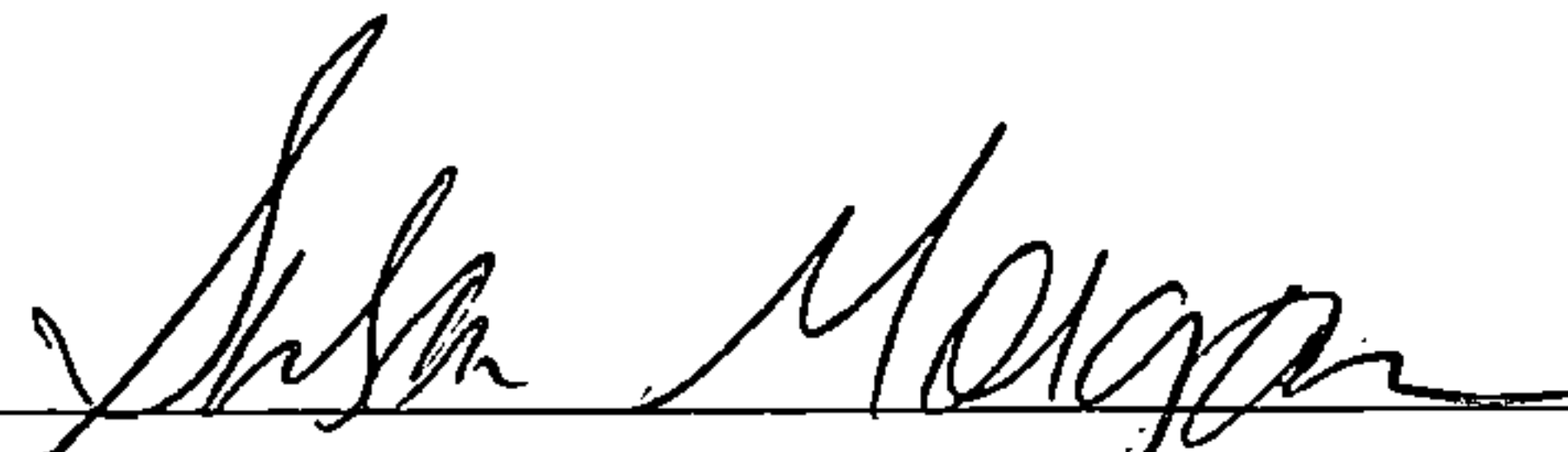
The above described land is located in the Southwest one-fourth of the Northwest one-fourth of Section 8, Township 18 South, Range 2 East, Shelby County, Alabama and contains 2.91 acres.

According to my survey this the 10th day of December, 2020.

TO HAVE AND TO HOLD to said GRANTEE, her heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

5th day of Apr. 1, 2021.


Susan Morgan, as personal representative

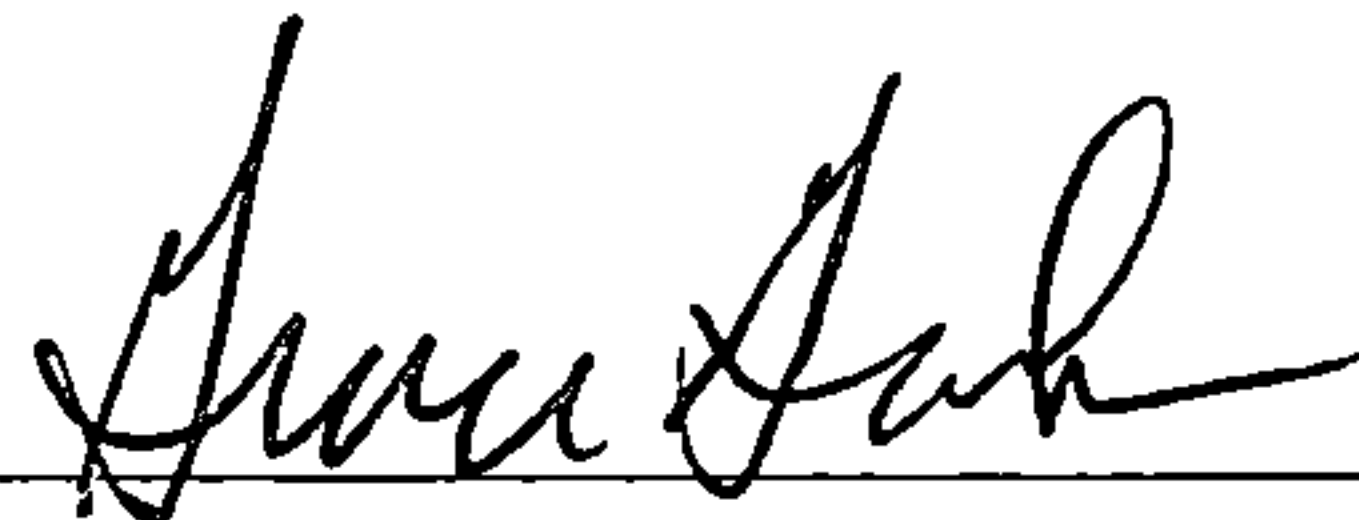


20210416000192050 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
04/16/2021 04:04:21 PM FILED/CERT

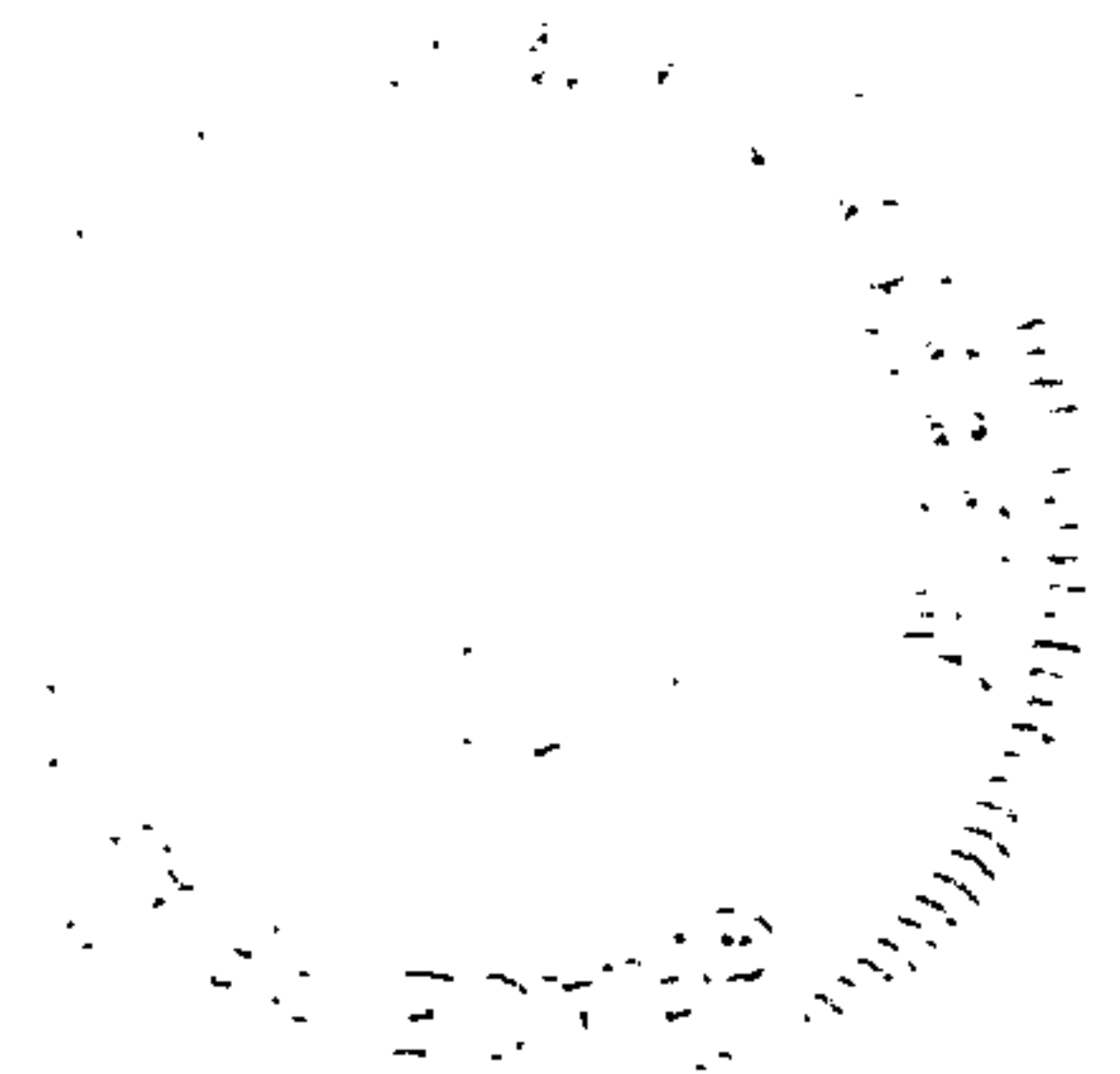
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan Morgan, whose name as personal representative of the estate of R.P. Brasher, deceased, 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 as such personal representative executed the same voluntarily on the day the same bears date.

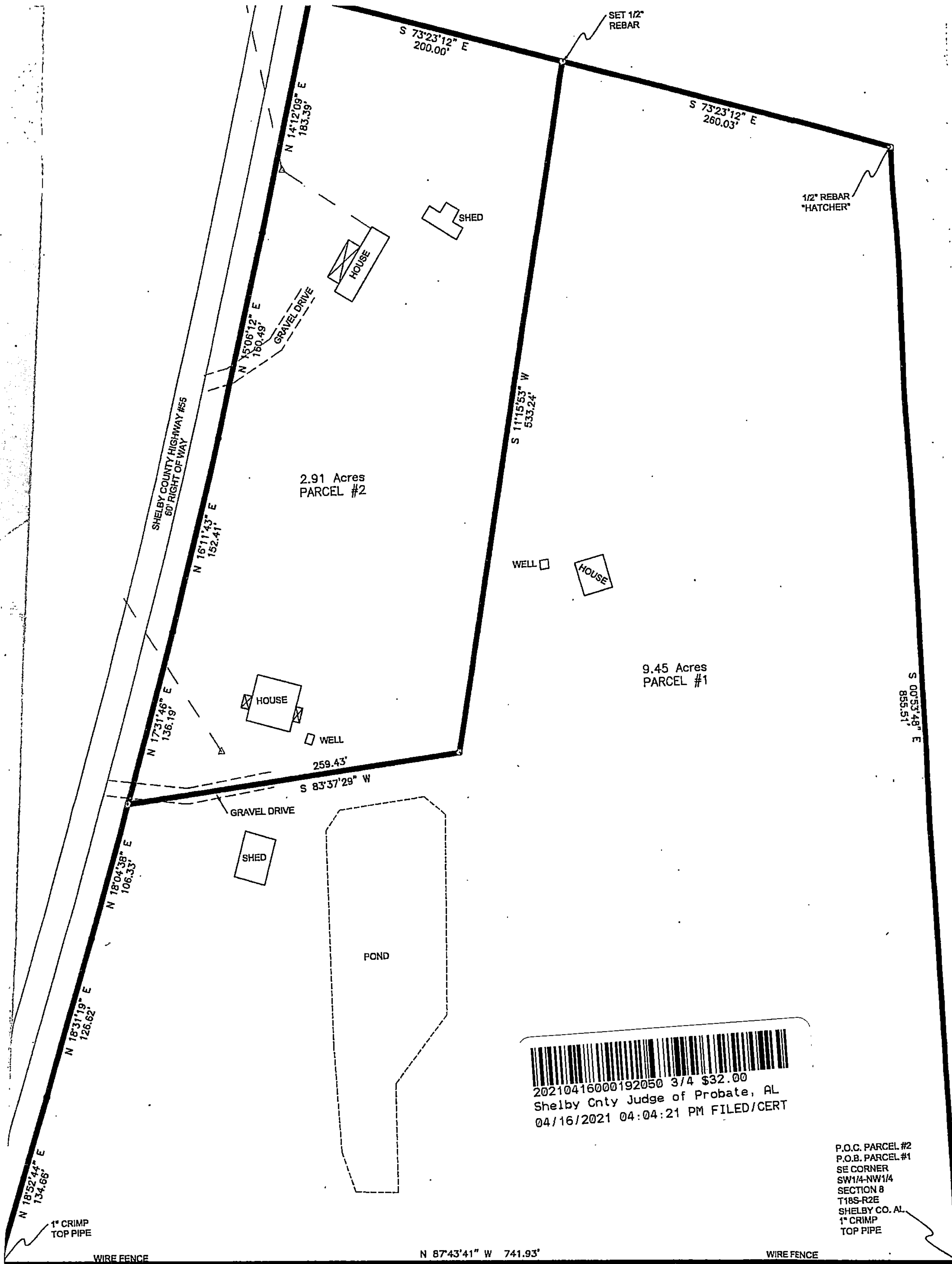
Given under my hand and official seal this 5th day of April, 2021.



Notary Public




20210416000192050 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
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20210416000192050 3/4 \$32.00
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P.O.C. PARCEL #2
P.O.B. PARCEL #1
SE CORNER
SW1/4-NW1/4
SECTION 8
T18S-R2E
SHELBY CO. AL
1" CRIMP
TOP PIPE

Real Estate Sales Validation Form

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

Grantor's Name Susan Morgan (Personal Representative)
Mailing Address PR-2019-818
608 29th Street North
Pell City, AL 35125

Grantee's Name Peggy Ann Brasher Lively
Mailing Address 20394 Hwy 55
Sterrett, AL 35147

Property Address 20394 Hwy 55
Sterrett, AL 35147

Date of Sale 4/5/2021
Total Purchase Price \$
or
Actual Value \$61,322.50
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 4/5/2021

Print Grace Graham

☐ Unattested

Sign



(Grantor/Grantee/Owner/Agent) circle one


20210416000192050 4/4 \$32.00
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