

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

*This Instrument was prepared by:*  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
**Justin Matthew Brasher**  
**Brittany Lauren Brasher**  
*13123 Hwy 25*  
*Columbiana AL 35040*

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration **FORTY FIVE THOUSAND DOLLARS AND NO CENTS (\$45,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Sharon Berry, a married woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **Justin Matthew Brasher and Brittany Lauren Brasher (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

See Exhibit "A"- Legal Description.

**SUBJECT TO:**

- 1. Ad valorem taxes due and payable October 1, 2021.
- 2. Easements, restrictions, rights of way, and permits of record. *her*
- 3. Property constitutes no part of the homestead of the Grantor herein or ~~his~~ spouse.

**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, 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.

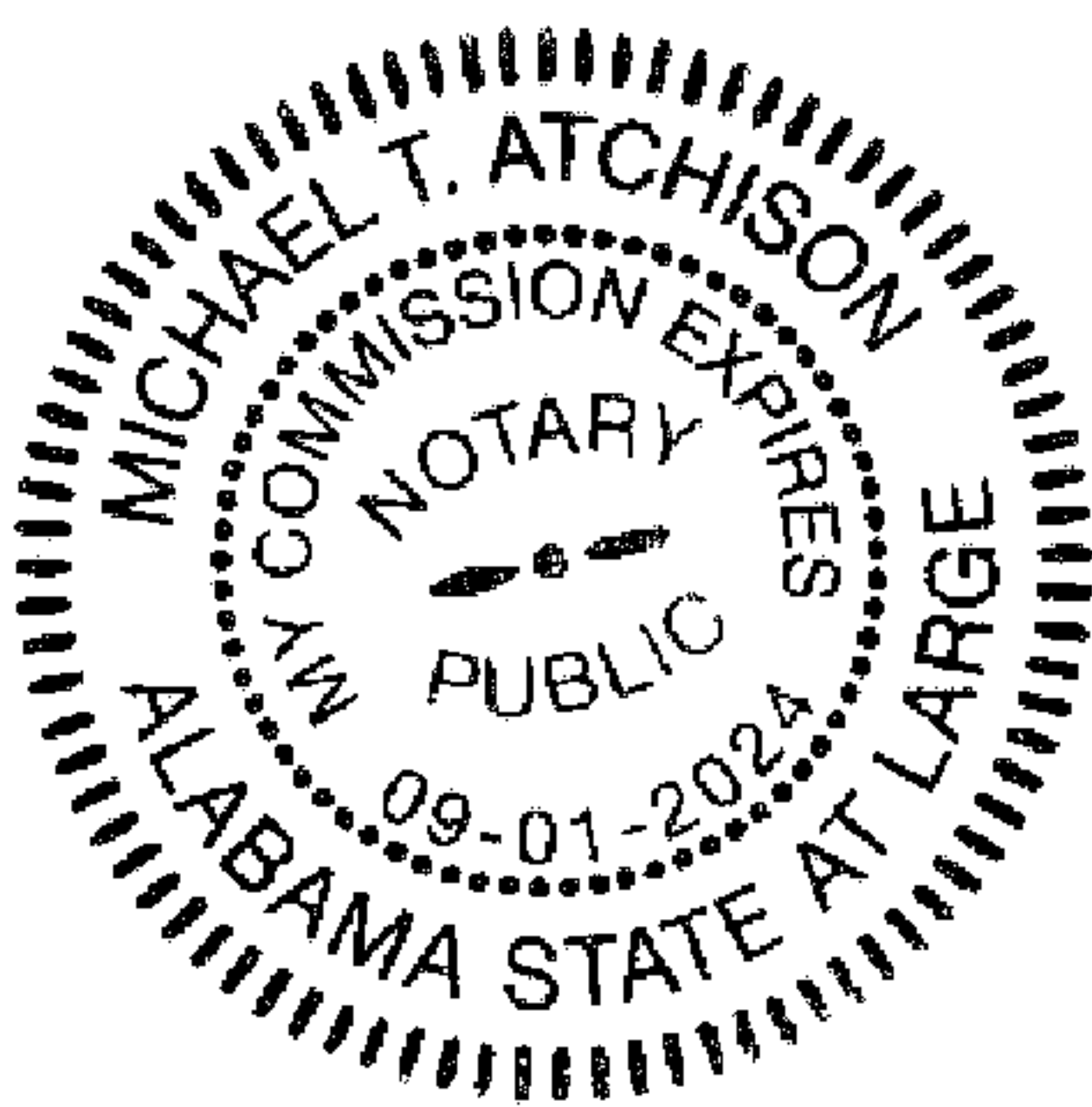
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 3rd day of May 2021

*Sharon Berry*  
**Sharon Berry**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **Sharon Berry**, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3<sup>rd</sup> day of May 2021.



*Michael T. Atchison*  
Notary Public  
My Commission Expires: 9/1/2024

EXHIBIT A – LEGAL DESCRIPTIONParcel 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 50 Overhill RdGrantee's Name Justin Matthew Brasher  
Mailing Address 13123 Hwy 25Property Address 13055 Hwy 25Date of Sale 5-3-21Total Purchase Price \$ 45,000.00

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 5-3-21Print Sharon Berry

Unattested

m T.R.  
(verified by)Sign Sharon Berry  
(Grantor/Grantee/Owner/Agent) circle oneFiled and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/03/2021 11:10:18 AM  
\$73.00 CHERRY  
20210503000218160

Alicia S. Boyd

Form RT-1