

THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, P.C
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
GENE EDWARD BRASHER

*1135 Hwy 50
Vandiver AL 35776*

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration TEN and 00/100 Dollars (\$10.00) to the undersigned Grantors, **BARBARA POE MCDONALD**, an unmarried woman (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **GENE EDWARD BRASHER** (herein referred to as GRANTEES) the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at a 2M pipe in place being the Southwest corner of the Northeast one-fourth of the Northeast one-fourth of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama; thence proceed North 00° 11' 26" West along the West boundary of said quarter-quarter section for a distance of 363.71 feet; thence proceed South 89° 48' 38" East for a distance of 140.0 feet to a capped rebar in place; hence proceed South 00° 15' 42" East for a distance of 143.04 feet (set 1/2" rebar CA-0114-LS), said point being the point of beginning. From this beginning point proceed South 89° 48' 39" East for a distance of 136.31 feet (set 1/2" rebar CA-0114-LS); thence proceed South 00° 11' 25" East for a distance of 178.83 feet (set 1/2" rebar CA-0114-LS) being a point on the Northerly right-of-way of Shelby County Highway #50; thence proceed North 76° 09' 29" West along the Northerly right-of-way of said road for a distance of 140.31 feet to a capped rebar in place; thence proceed North 00° 15' 42" West for a distance of 145.71 feet to the point of beginning.

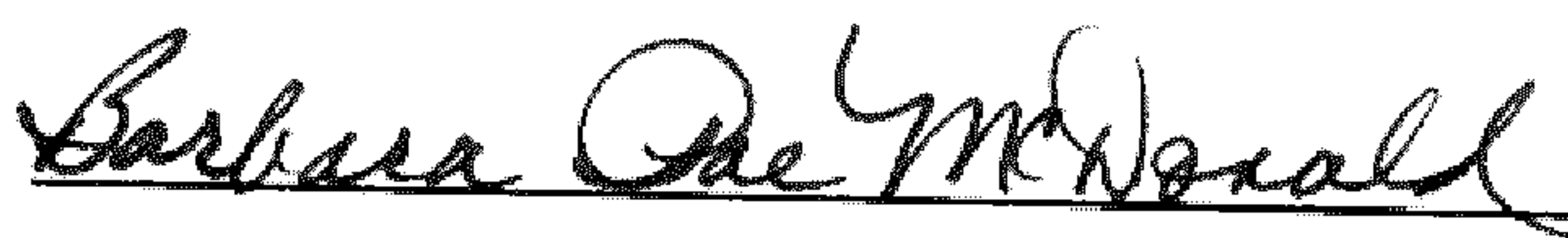
THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION. LEGAL DESCRIPTION WAS PROVIDED BY THE GRANTOR.

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

TO HAVE AND TO HOLD And said Grantor, for said Grantor, its successors, assigns, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and its successors, assigns, 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.

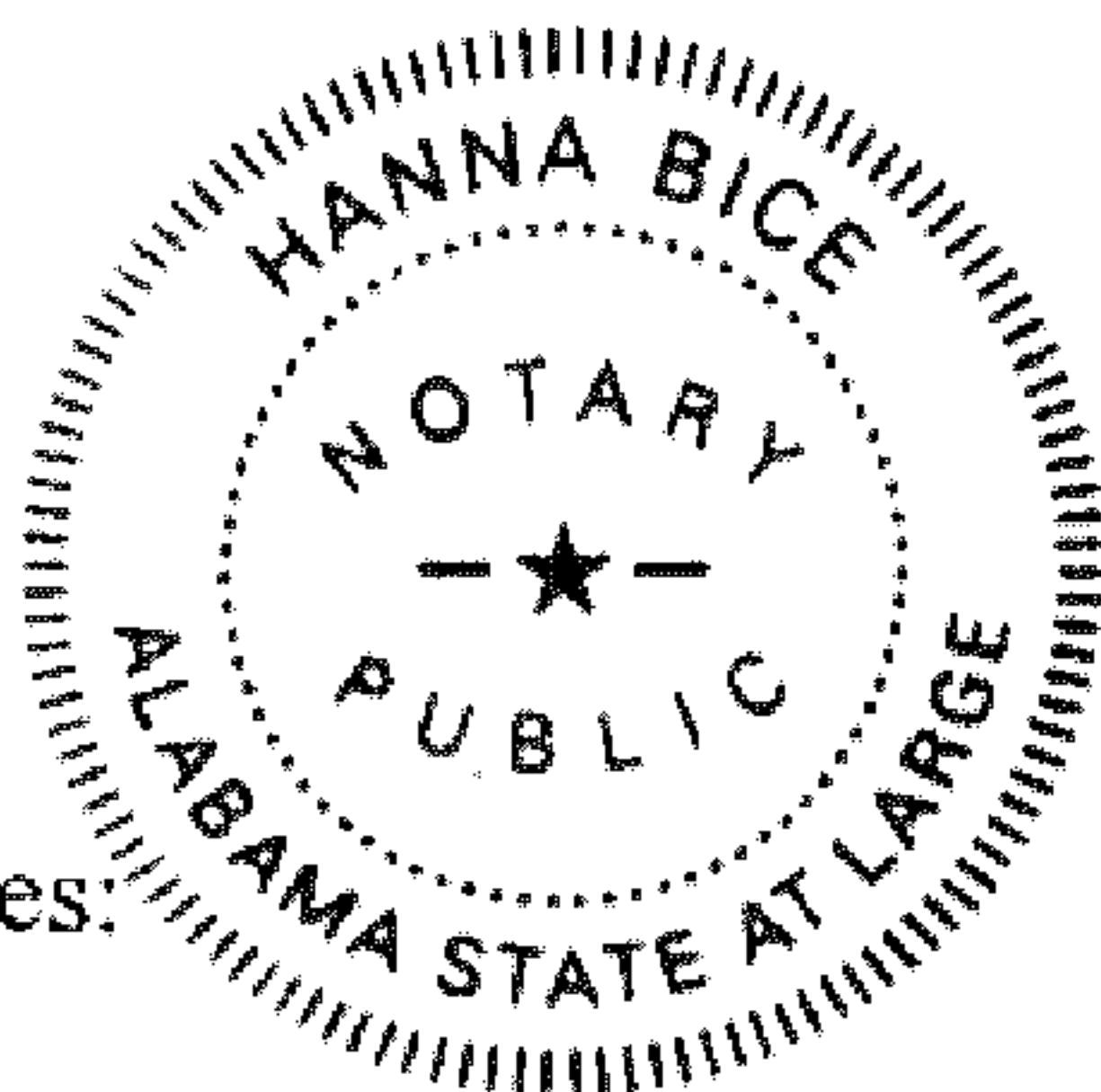
IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 1
day of June, 2021.


BARBARA POE MCDONALD

STATE OF ALABAMA
SHELBY COUNTY

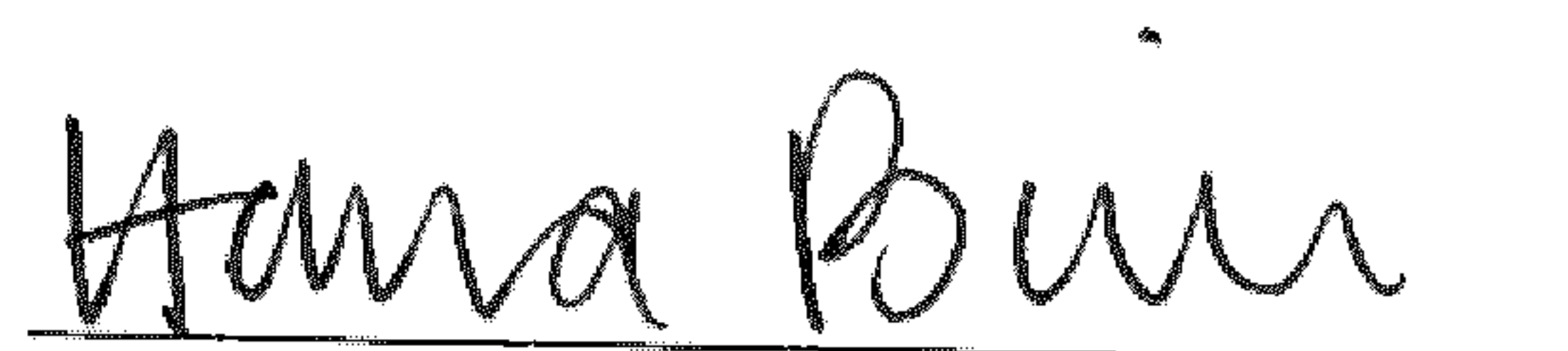
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **BARBARA POE MCDONALD**, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of June, 2021.



My Commission Expires:

11/4/24


Notary Public

Real Estate Sales Validation Form

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

Grantor's Name: BARBARA POE MCDONALD

Grantee's Name: GENE EDWARD BRASHER

Mailing Address: 1167 Hwy 50
Vandiver, AL 35176Mailing Address: 1135 Hwy 50
Vandiver, AL 35174

Property Address: METES & BOUNDS.

Date of Sale: 6/1/21

Total Purchase Price: \$ _____

Actual Value: \$ 12,000

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☐ Appraisal☐ Sales Contract☐ Closing Statement☒ Appraisal☐ Other Tax Assessment

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.

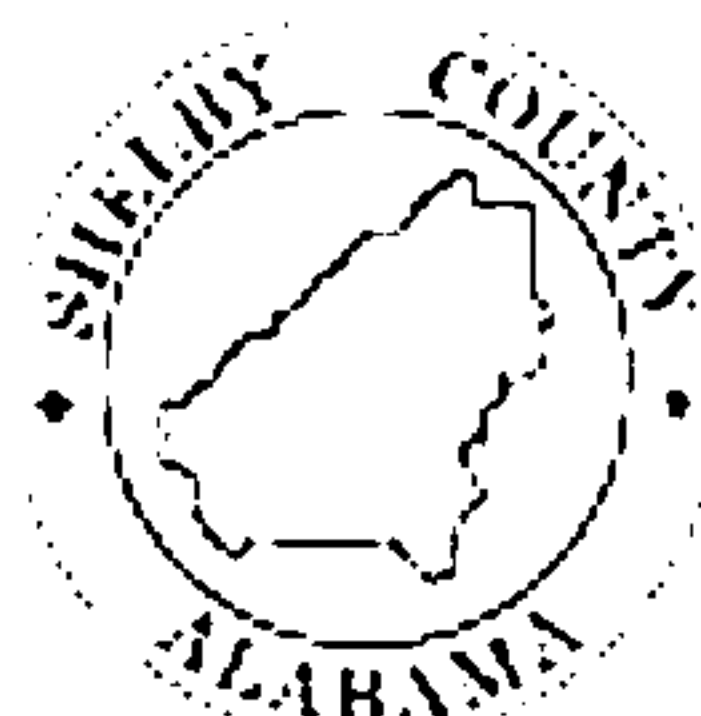
Actual value- if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: Barbara Poe McDonaldSign: Barbara Poe McDonald☐ Unattested

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/02/2021 08:12:06 AM
\$40.00 JOANN
20210602000267880

Grantor/Grantee/Owner/Agent) (circle one)

Allen S. Bayl