

THIS INSTRUMENT PREPARED BY:
Mike T. Atchison, Attorney at Law
P. O. Box 822
Columbiana, AL 35051

SEND TAX NOTICE TO:
James Randall Brasher
52922 Hwy 25
Vandiver, Al 35176

STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FORTY THOUSAND AND NO/100 (\$140,000.00)**, to the undersigned grantor, **Gail Dutton, a married woman, Judith Seal** a married woman, and **James Randall Brasher, a Single man** the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee, **James Randall Brasher** in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to wit:

See Attached Exhibit "A"- Legal Description

Subject to taxes for 2021 and subsequent years, easements, restrictions, rights of way, and permits of record.

Property constitutes no part of the homestead of the Grantors herein or their spouse, if any.

Grantors herein are all the heirs at law of Marjorie Brasher who was the grantee in Instrument #20151021000367930 in Probate Office, Shelby County, Alabama.

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.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 7th day of June 2021.

Gail Dutton
Gail Dutton

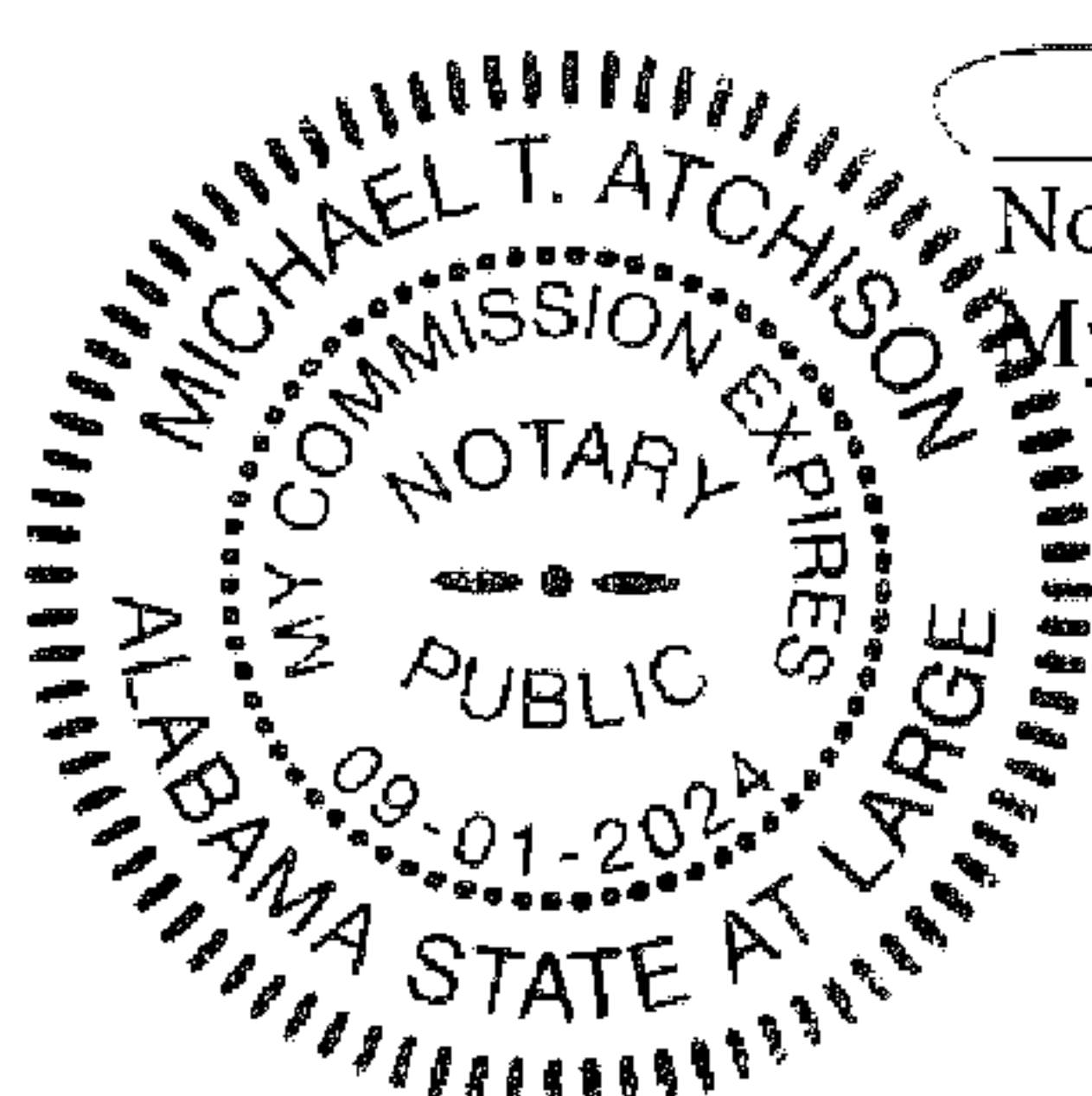
Judith Seal
Judith Seal

James R Brasher
James Randall Brasher

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Gail Dutton, Judith Seal** and **James Randall Brasher**, whose names are signed to the foregoing instrument, and who are known to me acknowledge before me on this day, that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 7th day of June 2021



Mike T. Atchison
Notary Public
My Commission Expires:

Exhibit "A" – Legal Description

Commence at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama; thence proceed North 89 degrees 46 minutes 04 seconds West along the North boundary of said 1/4 - 1/4 for a distance of 198.48 feet to a 6-inch X 6-inch concrete monument being the Northeast corner of Lot No. 26 of Map of Vandiver as shown by map of said subdivision on recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 3, at Page 45, said point being the point of beginning; from this beginning point, proceed South 39 degrees 50 minutes 54 seconds West along the Easterly boundary of said Lot No. 26 for a distance of 336.43 feet to a 1/2-inch rebar in place; thence proceed North 50 degrees 10 minutes 50 seconds West along the boundary of said Lot No. 26 for a distance of 54.37 feet (set 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 proceed North 03 degrees 11 minutes 10 seconds West along the Easterly right of way of said highway for a distance of 305.39 feet (set 1/2-inch rebar); thence proceed North 88 degrees 58 minutes 01 seconds East along the North boundaries of Lot No. 25 and Lot No. 26 of said subdivision and along the North boundary of Section 14 for a distance of 455.74 feet to the point of beginning.

The above described land is located in the Northwest 1/4 of the Northwest 1/4 of Section 14, township 18 South, Range 1 East, Shelby County, Alabama, also being Lot No. 26 and part of Lots No. 25 and Lot No. 5 of the Map of Vandiver as shown by map of said subdivision on recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, at Page 45.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/07/2021 01:45:24 PM
\$168.00 CHERRY
20210607000277560

Gail S. Dutton

Real Estate Sales Validation Form

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

Grantor's Name Gail Dutton
Mailing Address 8171 Phillips Dr
Leeds AL 35094

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

Property Address _____
52922 Hwy 25
Vandiver AL

Date of Sale June 7, 2021
Total Purchase Price \$ 140,000

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 7 June 2021

Print Gail Dutton

Unattested _____
(verified by)

Sign Gail Dutton
(Grantor/Grantee/Owner/Agent) circle one