



20210819000405500 1/2 \$154.50
Shelby Cnty Judge of Probate, AL
08/19/2021 12:15:31 PM FILED/CERT

William T. Fortune Jr.
FORTUNE & BEARD, P.C.
3117 Blue Lake Drive, Suite 201
Vestavia, Alabama 35243

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00), VALUABLE AND SUFFICIENT CONSIDERATION, the undersigned grantors (where one or more), MICHAEL BRASHER, a single person (hereinafter referred to as grantor) grants, bargains, sells, quit-claim and convey to ANNA BRASHER, a single person (hereinafter referred to as grantee, whether one or more) all title, rights, interest and ownership in the undersigned real property situated in SHELBY COUNTY, ALABAMA to-wit:

^{lot 83}
SUB DIVISON1: CAMDEN COVE WST SEC 3 PH3 AMENDED MAP BOOK: 39 PAGE: 131
SUB DIVISON1: CAMDEN COVE WEST SEC 3 PH 3 MAP BOOK: 39 PAGE: 122

SUBJECT TO:

Existing easements, restrictions, encumbrances, rights of way, limitations, if any of record. Ad Valorem Taxes for the current year and subsequent years not yet due and payable and mortgages.

THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR A TITLE REPORT, THE LEGAL DESCRIPTION HAVING BEEN PROVIDED BY THE GRANTOR.

Together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of June 2021.

WITNESS

MICHAEL BRASHER
Grantor

WITNESS

St Clair STATE OF ALABAMA)
COUNTY)

I Fegilah Crouch the undersigned a Notary Public hereby certify that MICHAEL BRASHER whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me that, being informed of the contents of the conveyance they executed the same voluntarily on this 18th day of June 2021.

NOTARY PUBLIC
Commission exp. 10/16/23

FEGILAH CROUCH
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 16, 2023

Shelby County, AL 08/19/2021
State of Alabama
Deed Tax: \$129.50

Real Estate Sales Validation Form

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

Grantor's Name Michael Brasher
Mailing Address 1000 Comer Ave Apt 19
Pell City AL 35125

Grantee's Name Anna Brasher
Mailing Address 209 Oakwell St
Calera AL 35040

Property Address 209 Oakwell St
Calera AL 35040

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 1/2 129,150

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 Anna Brasher

Unattested

Sign

(Handwritten signature of Anna Brasher)

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

