

SEND TAX NOTICE TO:
Andrea Jade Brasher and Amandeep Singh
3616 Cheshire Road
Birmingham, AL 35242

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20210920000455850
09/20/2021 10:53:13 AM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Four Hundred Twenty Four Thousand dollars & no cents (\$424,000.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Justin M. Geppert and Kelly A. Geppert

(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

Andrea Jade Brasher and Amandeep Singh

(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 32, ACCORDING TO THE SURVEY OF MEADOW BROOK, FIFTH SECTOR, FIRST PHASE, AS RECORDED IN MAP BOOK 8, PAGE 109 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$344,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2021 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 8, Page 109.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 50, Page 828 and Misc. Book 50, Page 948 in the Probate Office of Shelby County, Alabama.

Power Line permit granted to Alabama Power Company in deed Book 324, Pages 460 and 470; Deed Book 349, Page 802.

Easements for underground transmission lines in Misc Book 52, Page 197.

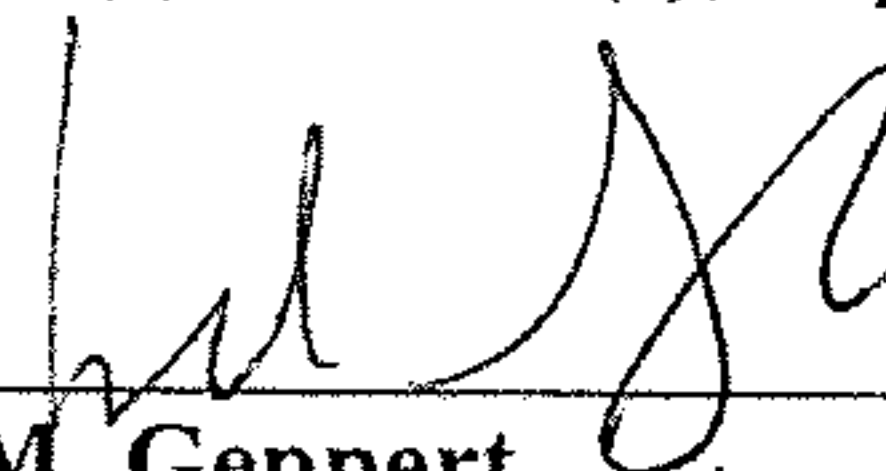
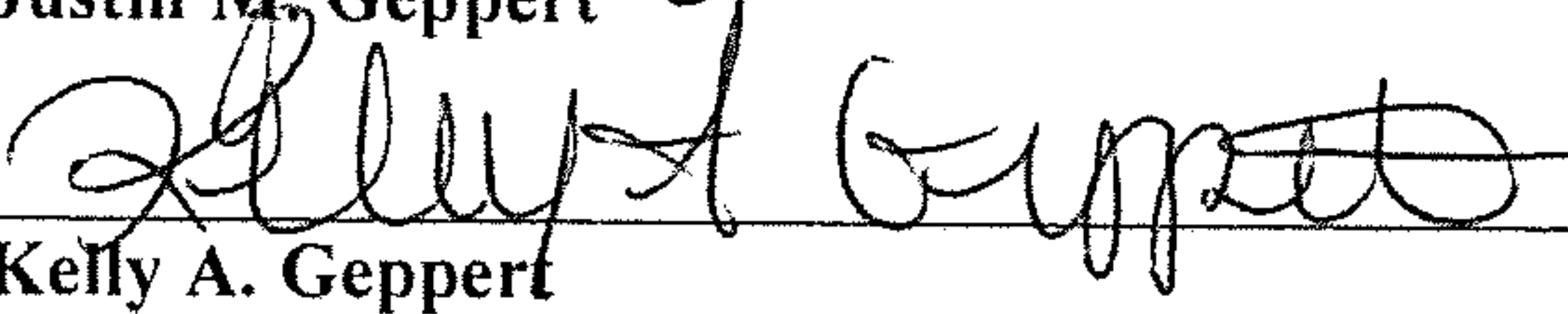
Agreement in favor of Alabama Power Company in Misc. Book 48, Page 880 and Misc Book 52, Page 193.

Minerals and mining rights and rights relating thereto, including a release of damages, if any, in Deed Book 32, Page 48 and Deed Book 8, Page 445.

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, that 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**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), September 15, 2021.


_____(Seal)
Justin M. Geppert

_____(Seal)
Kelly A. Geppert

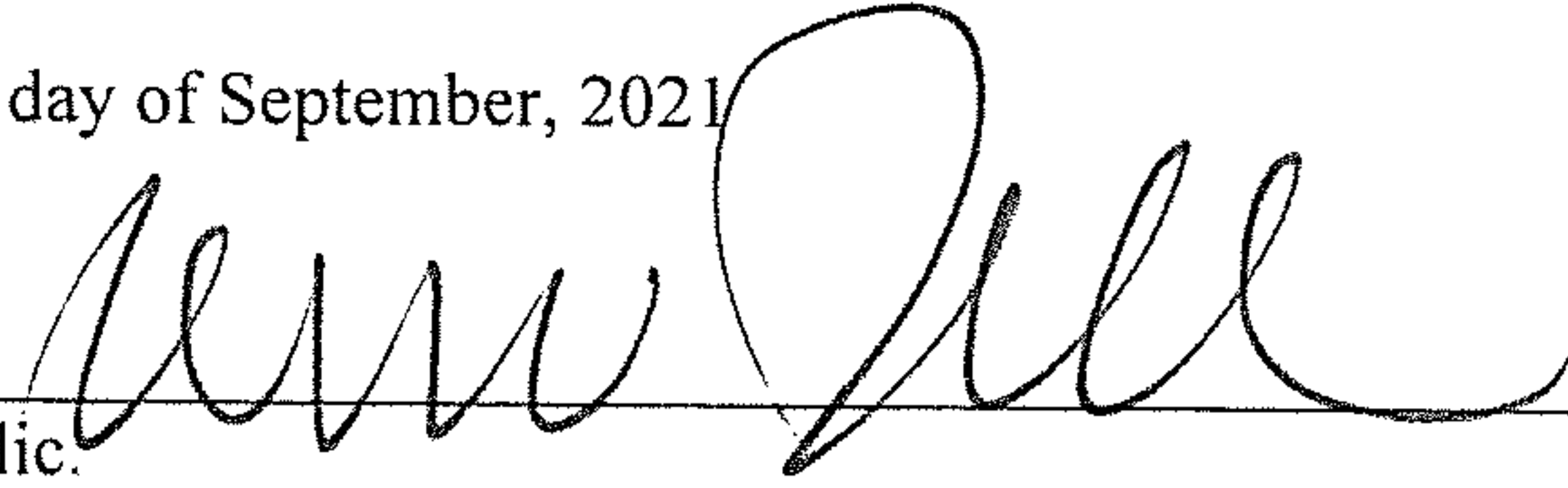
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Justin M. Geppert and Kelly A. Geppert** , whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of September, 2021



Notary Public.

(Seal)

My Commission Expires: _____

WILLIAM PATRICK COCKRELL
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 01/07/25

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Justin M. Geppert and Kelly A. Geppert Grantee's Name Andrea Jade Brasher and Amandeep Singh

Mailing Address 3944 Cannock Drive
Birmingham, Alabama 35242
Property Address 3616 Cheshire Road,
Birmingham, Alabama 35242

Mailing Address

Date of Sale 09/15/2021

Total Purchase Price \$424,000.00

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

 X 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 9/15/21

Print Andrea Jade Brasher

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/20/2021 10:53:13 AM
\$108.00 CHERRY
20210920000455850

Allen S. Bayl