

Recording Requested by: **CLYDE E. BRASHIER**
When Recorded Mail To:
Name: **CLYDE E. BRASHIER**
Mailing Address: 2704 Al Lin Circle
City: Birmingham
State: AL
Zip Code: 35244

Above Space For Recordors Use

SOURCE OF TITLE: 19810507000050740 or Book 332 Page 645

WARRANTY DEED with Reservation of Life Estate

GRANTORS:

**CLYDE E. BRASHIER and JUDITH K. BRASHIER, husband and wife, 2704 Al Lin Circle
Birmingham, Alabama 35244**

GRANTEES:

**LEIGH ANN BRASHIER MITCHELL, KEITH EDWARD BRASHIER and CRAIG
HUNTER BRASHIER, as tenants in common.**

For valuable consideration, Grantors do hereby grant and convey to GRANTEES, their heirs and assigns, a remainder interest subject to a defeasance as set forth below, in and to:

Property Legal Description:

**LOT 12, BLOCK 2, according to the map and Survey of Gross Addition to Altadena South,
First Phase of First Sector, as recorded in Map Book 5, Page 122, in the Probate Office of
SHELBY County, Alabama**

PROVIDED, however, that the Grantors **have reserved** the use and enjoyment of said property for the lives of both the Grantors and that the grant of said property to Grantees is subject to the following powers retained by the Grantors:

1. The Grantors shall retain possession and control of all of the premises and shall receive all of the rents and profits derived from the premises for the lives of the Grantors.
2. The Grantors retain the unrestricted and limited right to dispose of their share of the property during the lives of the Grantors, including without limitation, the power to consume, sell, gift, mortgage, encumber, and convey or dispose their share of the property in any manner in the sole, exclusive, and absolute direction of the Grantors, without joinder by the Grantee Remaindermen, and to keep any and all proceeds derived therefrom without obligation to the Grantee

Remaindermen. On the death of the Grantors, the aforesaid powers shall terminate and the fee simple shall vest in the Grantee Remaindermen, their heirs and assigns.

WITNESS Grantors' hands this 23 day of November, 2021;

Clyde E. Brashier
CLYDE E. BRASHIER
Grantor,

Judith K. Brashier
JUDITH K. BRASHIER
Grantor

DEED PREPARED FROM DESCRIPTION PROVIDED TO ATTORNEY/NO INDEPENDENT TITLE SEARCH
HAS BEEN PERFORMED

NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

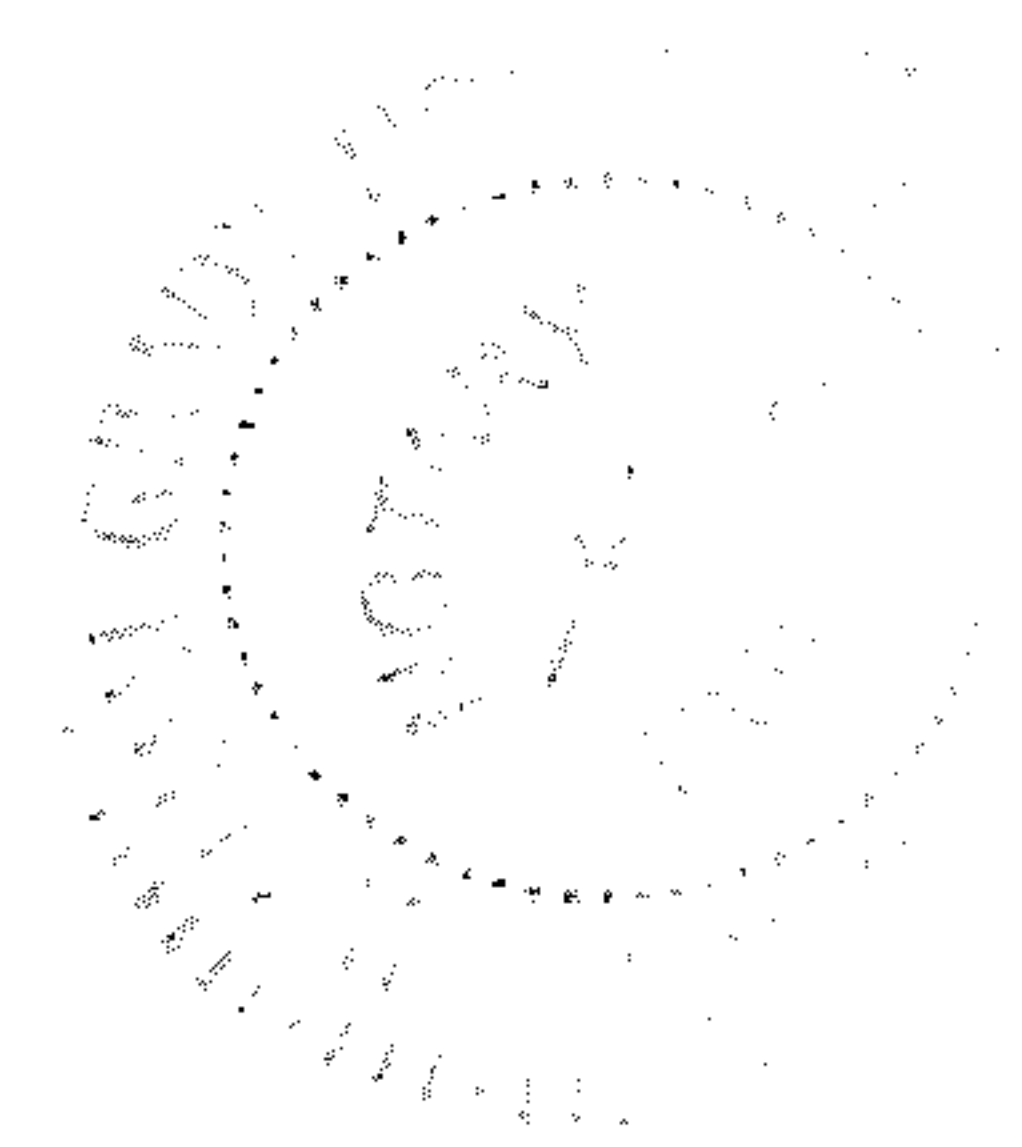
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CLYDE E. BRASHIER and JUDITH K. BRASHIER**, who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23 day of November, 2021

My Commission Expires:

[Signature]
Notary Public

WILLIAM GRADY NOLAN
NOTARY PUBLIC ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JAN. 15, 2025





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2022 01:33:13 PM
\$257.00 BRITTANI
20220106000007190

20220106000007190 01/06/2022 01:33:13 PM DEEDS 3/3

Allen S. Beryl

Real Estate Sales Validation Form

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

Grantor's Name	<u>Clyde & Judith Brashier</u>	Grantee's Name	<u>Leigh Ann Mitchell & Keith Brashier & Craig Brashier</u>
Mailing Address	<u>2704 Al-Linn Circle</u> <u>Birmingham, AL 35244</u>	Mailing Address	<u>2704 Al-Linn Circle</u> <u>Birmingham, AL 35244</u>
Property Address	<u>2704 Al-Linn Circle</u> <u>Birmingham, AL 35244</u>	Date of Sale	<u>11/23/2021</u>
		Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$227,900.00</u>

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	☐ Tax Assessor's value

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 11/23/2021

Print William G. Nolan

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1