

20220325000121160  
03/25/2022 08:05:47 AM  
DEEDS 1/3

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
William Brock Brashier and  
Natalie Brashier  
2292 County Road 32  
Columbiana, AL 35051

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FOUR HUNDRED SIXTY SIX THOUSAND AND 00/100 (\$466,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **C. Randall Williams and Tammy F. Williams, husband and wife** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **William Brock Brashier and Natalie Brashier, husband and wife** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A part of the NW 1/4 of SW 1/4 of Section 6, Township 20 South, Range 1 East, more particularly described as follows: Begin at the NE corner of the NW 1/4 of SW 1/4 of Section 6, Township 20 South, Range 1 East, and run Southerly along the East side of the said 1/4-1/4 for 731.42 feet; thence turn an angle of 90 deg. 15 min. to the right and run Westerly for 284.2 feet to a point on the East right of way of Shelby County Road No. 432; thence turn an angle of 110 deg. 01 min. to the right and run Northeasterly along the East right of way of said road for 171.22 feet; thence turn an angle of 2 deg. 21 min. to the left and run 598.84 feet to a point on the East right of way of said road (said point also being on the North line of said 1/4 1/4); thence turn an angle of 72 deg. 26 min. to the right and run Easterly along the North side of the said 1/4-1/4 for 40.75 feet back to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR. GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and

clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 23<sup>rd</sup> day of March, 2022.

X C. Randall Williams  
C. Randall Williams

X Tammy F. Williams  
Tammy F. Williams

STATE OF ALABAMA  
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **C. Randall Williams and Tammy F. Williams**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23<sup>rd</sup> day of March, 2022

[Signature]  
Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form

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

Grantor's Name C. Randall Williams and Tammy F. Williams

Grantee's Name William Brock Brashier and Natalie Brashier

Mailing Address 2292 County Road 32 Columbiana, AL 35051

Mailing Address 2292 County Road 32 Columbiana, AL 35051

Property Address 2292 County Road 32 Columbiana, AL 35051

Date of Sale 3/23/2022

Total Purchase Price \$466,000.00

Or Actual Value \$

Or Assessor's Market Value \$



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 03/25/2022 08:05:47 AM \$51.50 CHERRY 20220325000121160

The purchase price or actual value (Bill of Sale) 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 (checked)
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 March 23, 2022

Print: Justin Smithman

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

Unattested (verified by)