

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Connie Mead



20220721000287110 1/3 \$160.00
Shelby Cnty Judge of Probate, AL
07/21/2022 01:02:09 PM FILED/CERT

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 THIRTY ONE THOUSAND EIGHT HUNDRED NINETY DOLLARS AND NO CENTS (\$131,890.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Earl Brasher, a _____ man** (herein referred to as **Grantors**) grant, bargain, sell and convey unto **Connie Mead and Meaghan Mead** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See Attached Exhibit A for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of July 2022.

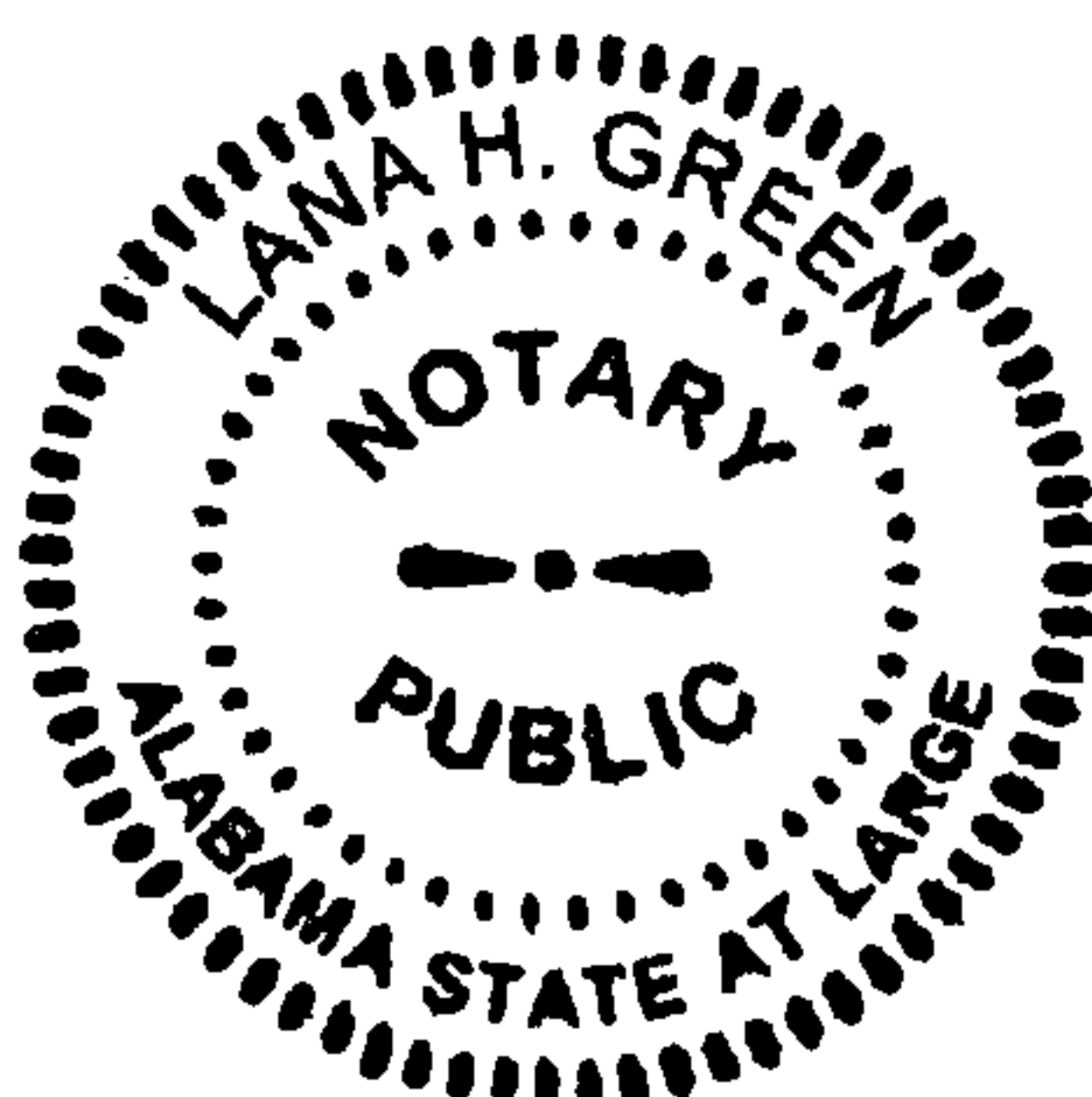


Earl Brasher

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Earl Brasher**, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of July 2022.





Notary Public
My Commission Expires:

My Commission Expires
October 5, 2024



20220721000287110 2/3 \$160.00
Shelby Cnty Judge of Probate, AL
07/21/2022 01:02:09 PM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

Commencing at the northeast corner of the NE 1/4 of NW 1/4, Section 30, Township 8, Range 2 East, run thence south along the east line of said 1/4-1/4 Section 280 feet to point of beginning of the land herein described, thence continue south along the east line of said 1/4-1/4 section 240 feet to the northeast right of way line of a railroad, then turn to the right and run northwesterly along the northeast right of way line of said railroad 564 feet to a point; thence turn to the right and run northeasterly along the southeast line of a certain cemetery 256 feet; thence turn to the right and run southeasterly 290 feet, more or less, to the point of beginning. Said lot of land being in the NE 1/4 of NW 1/4, Section 30, Township 18, Range 2, East, Shelby County, Alabama.



20220721000287110 3/3 \$160.00
Shelby Cnty Judge of Probate, AL
07/21/2022 01:02:09 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Earl Brasher
Mailing Address 38 Wood Haven Ln
Sterrett, AL
35147

Grantee's Name Connie Mead
Mailing Address 38 Wood Haven Lane
Sterrett, AL 35147

Property Address 38 Wood Haven Ln
Sterrett, AL
35147

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 131,890.00

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 tax 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 7/21/22

Print Connie Mead

☐ Unattested

Sign Connie Mead

(verified by)

(Grantor/Grantee/Owner/Agent) circle one