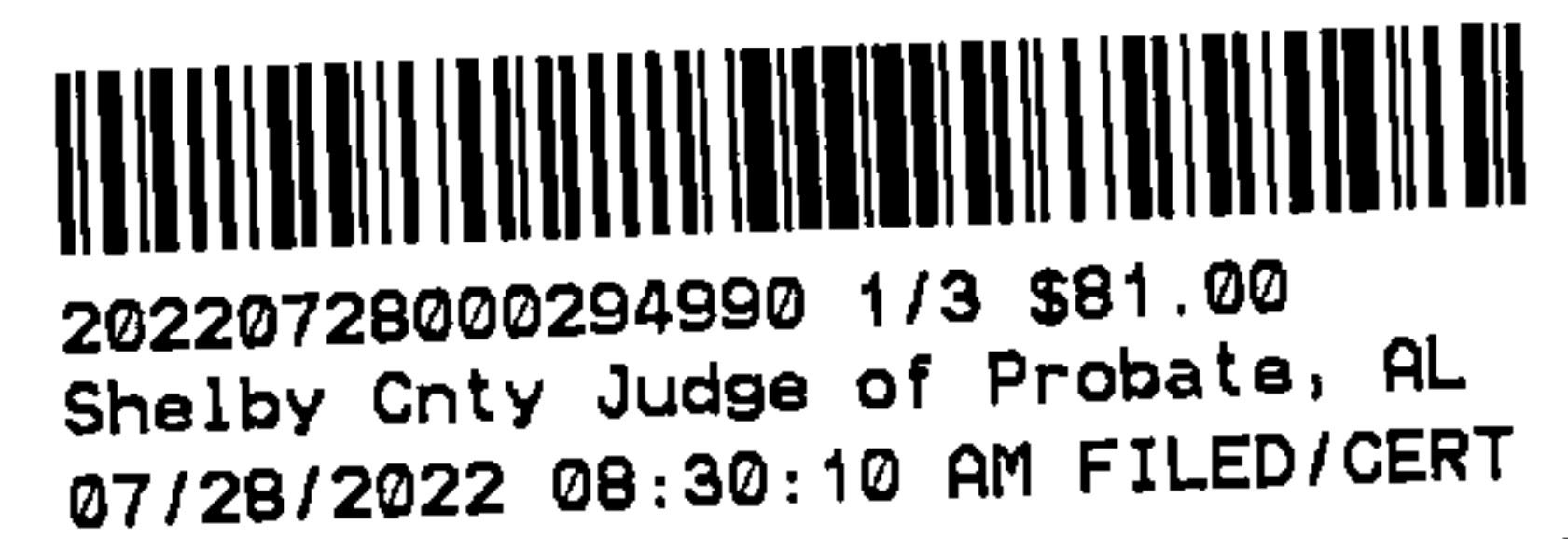




THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
SHANNON L. LOVELL and husband, DEAN LOVELL
70 MOUNTAIN CREST ROAD
CHELSEA, ALABAMA 35043

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$250,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, JOHN THOMAS BRASHER, LARRY LEROY BRASHER, and MICHAEL CHRISTOPHER BRASHER as PERSONAL REPRESENTATIVES OF THE ESTATE OF TEDDY R. BRASHER, JR., DECEASED, SHELBY COUNTY CASE NO. PR-2020-000849, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto SHANNON L. LOVELL and husband, DEAN LOVELL, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

The following described real estate situated in Shelby County, State of Alabama, to wit: Where the East line of the Southwest Quarter of the Northeast Quarter of Section 29, Township 19, Range 1 West, Shelby County Alabama and the South Right of way line of Highway No. 280 crosses said line, this being the point of beginning of the lot herein described. From this point of beginning follow the South line of said Highway No. 280 Southeasterly to a public road; thence follow North side of said public road in a Westerly direction to where said road intersects the East line of Southwest Quarter of Northeast Quarter of Section 29, Township 19, Range 1 West, thence due North along said East line to the original point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2022, which are a lien but not yet due and payable until October 1, 2022.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
3. Less and except any part of subject property lying within any road right-of-way.

Teddy R. Brasher was the surviving grantee of deed recorded in Volume 271, Page 940; the other grantee, Lillian Brasher, having died on February 11, 2013.

Teddy R. Brasher and Teddy R. Brasher, Jr. is one and the same person.

\$200,000.00 of the hereinabove stated consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their



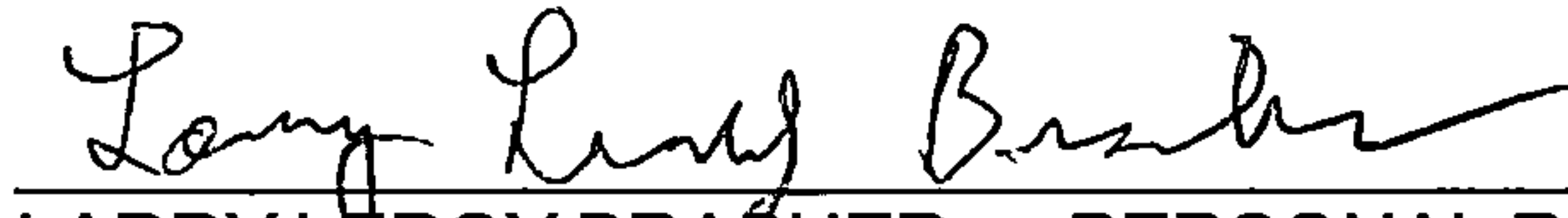
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Shelby Cnty Judge of Probate, AL
07/28/2022 08:30:10 AM FILED/CERT

joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals this 22ND day of JULY, 2022.


JOHN THOMAS BRASHER as PERSONAL REPRESENTATIVE OF THE ESTATE OF TEDDY R. BRASHER, JR., DECEASED, SHELBY COUNTY CASE NO. PR-2020-000849

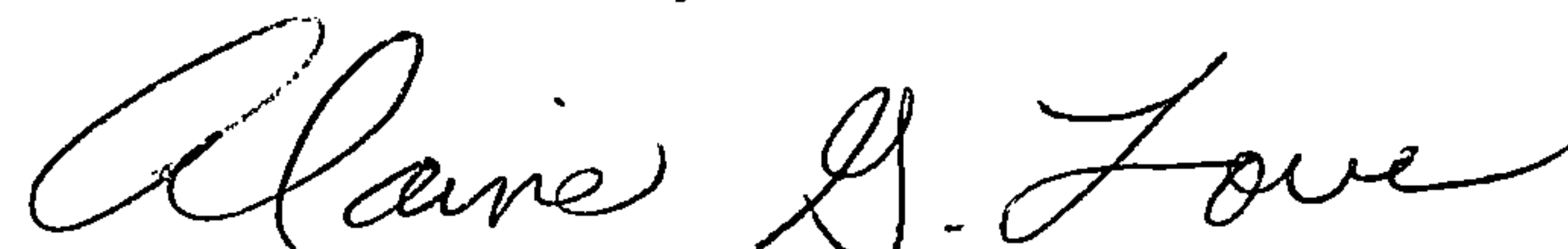

LARRY LEROY BRASHER as PERSONAL REPRESENTATIVE OF THE ESTATE OF TEDDY R. BRASHER, JR., DECEASED, SHELBY COUNTY CASE NO. PR-2020-000849

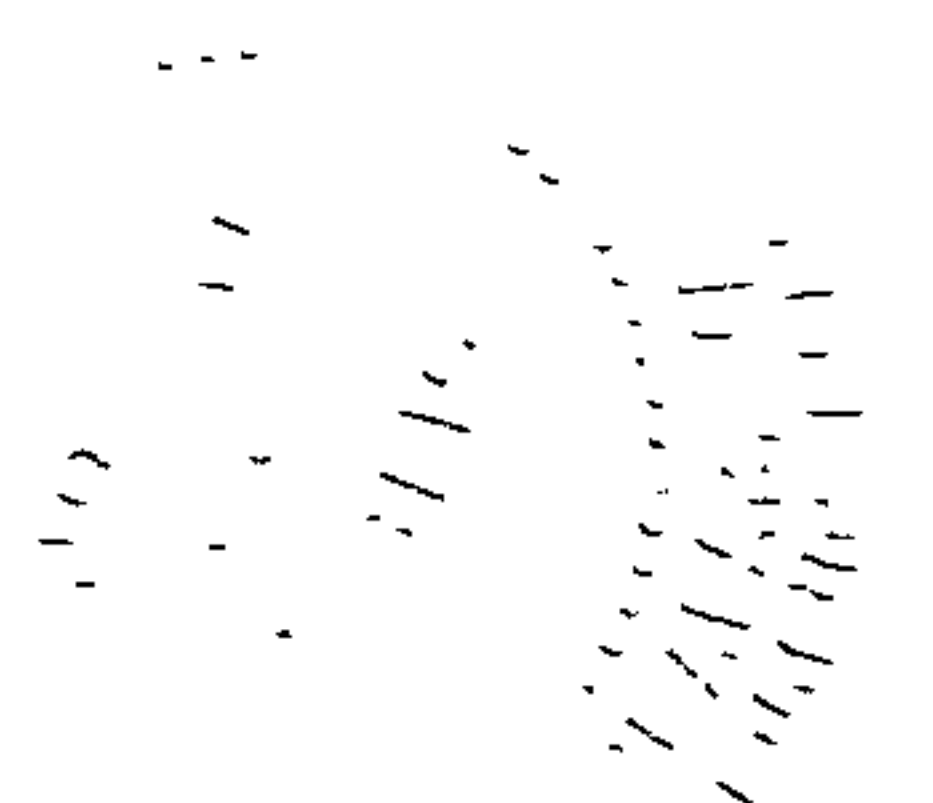

MICHAEL CHRISTOPHER BRASHER as PERSONAL REPRESENTATIVE OF THE ESTATE OF TEDDY R. BRASHER, JR., DECEASED, SHELBY COUNTY CASE NO. PR-2020-000849

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that JOHN THOMAS BRASHER, LARRY LEROY BRASHER, and MICHAEL CHRISTOPHER BRASHER as PERSONAL REPRESENTATIVES OF THE ESTATE OF TEDDY R. BRASHER, JR., DECEASED, SHELBY COUNTY CASE NO. PR-2020-000849, 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, as such Personal Representatives and with full authority, executed the same voluntarily on the day the same bears date on behalf of THE ESTATE OF TEDDY R. BRASHER, JR., DECEASED, SHELBY COUNTY CASE NO. PR-2020-000849.

Given under my hand and official seal this 22ND day of JULY, 2022.


NOTARY PUBLIC
My Commission Expires: 10/31/2023





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Shelby Cnty Judge of Probate, AL
07/28/2022 08:30:10 AM FILED/CERT

Grantor's Name:

JOHN THOMAS BRASHER, LARRY LEROY BRASHER
and MICHAEL CHRISTOPHER BRASHER as PERSONAL
REPRESENTATIVES OF THE ESTATE OF TEDDY R.
BRASHER, JR., DECEASED, SHELBY COUNTY CASE
NO. PR-2020-000849

Mailing Address:

78 PINE NEEDLE COVE
CHELSEA, ALABAMA 35043

Property Address:

70 Mountain Crest Road
Chelsea, AL 35043

Grantee's name:

SHANNON L. LOVELL and husband, DEAN LOVELL

Mailing Address:

70 MOUNTAIN CREST ROAD
CHELSEA, ALABAMA 35043

Date of Sale: JULY 22ND, 2022

Total Purchase Price: \$250,000.00

or

Actual Value

or

Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____