



20230208000032240 1/3 \$48.00  
Shelby Cnty Judge of Probate, AL  
02/08/2023 09:03:45 AM FILED/CERT

This Instrument was Prepared by:

Send Tax Notice To: Russell McCartney

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-22-28541

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Thousand Dollars and No Cents (\$20,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Cathy Brasher**, a Single woman and **Debra Salster**, a Married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Russell McCartney**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantors herein or spouse.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the <sup>8<sup>th</sup></sup>~~12<sup>th</sup>~~ day of August, 2022.

Cathy Brasher  
Cathy Brasher

Debra Salster  
Debra Salster

State of Alabama

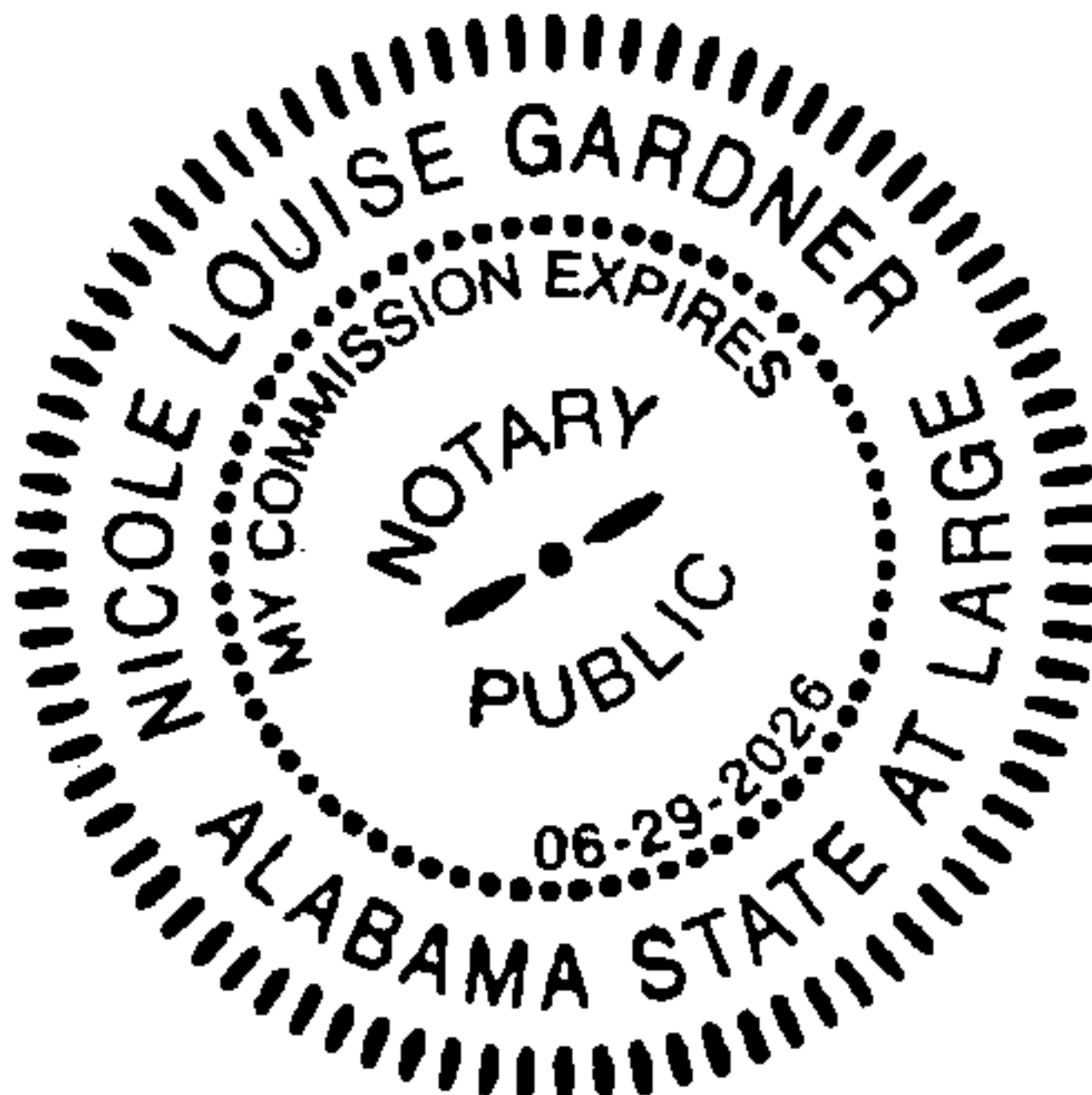
County of Shelby

I, Nicole Gardner, a Notary Public in and for the said County in said State, hereby certify that Cathy Brasher and Debra Salster, 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 executed the same voluntarily on the day the same bears date.

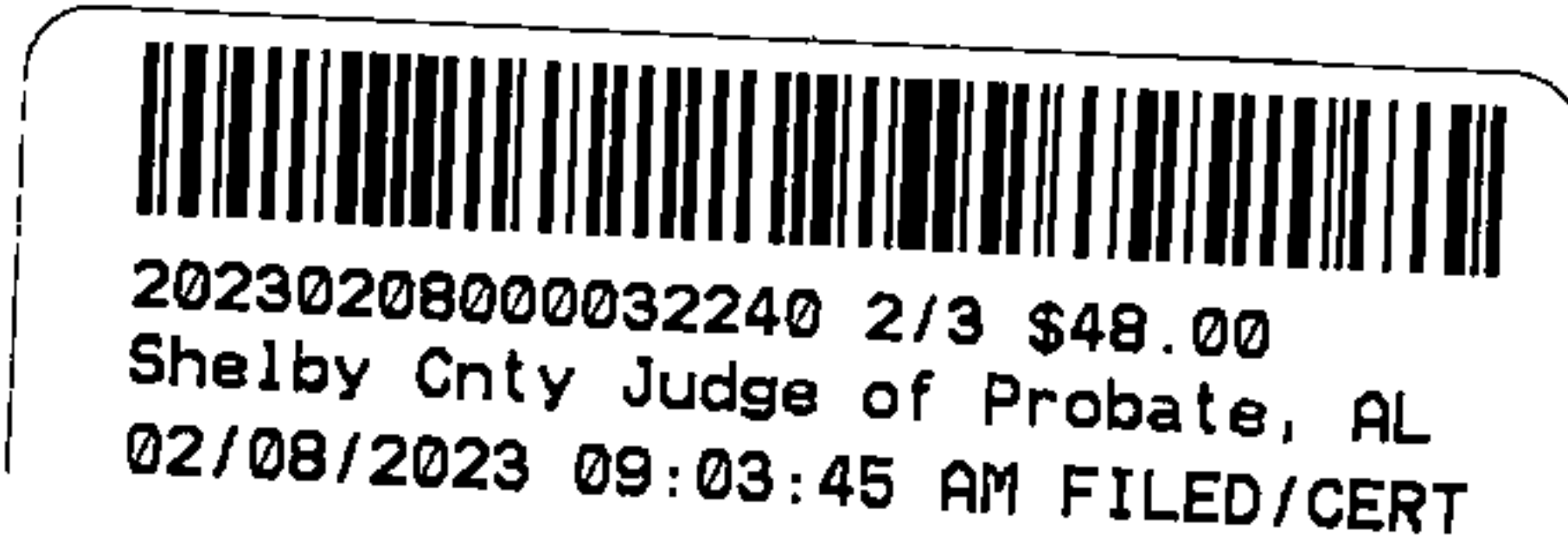
Given under my hand and official seal this the <sup>8<sup>th</sup></sup>~~12<sup>th</sup>~~ day of August, 2022.

Nicole Gardner  
Notary Public, State of Alabama

My Commission Expires: 6/29/26



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**



PARCEL C:  
Commence at the SE corner of the NE 1/4 of NE 1/4, Section 35, Township 21 South, Range 1 West, and run West along the South line of said Quarter-Quarter Section a distance of 550.0 feet to the point of beginning of the lot herein described; thence run North parallel with the East line of said Quarter-Quarter Section a distance of 165 feet; thence run West, parallel with the South line of said Quarter-Quarter Section a distance of 124 feet; thence run South parallel with the East line of said Quarter-Quarter Section a distance of 165 feet to a point on the South line of said Quarter-Quarter Section; thence run East along the South line of said Quarter-Quarter Section a distance of 124 feet to the point of beginning. Situated in Shelby County, Alabama.



# Real Estate Sales Validation Form



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Shelby Cnty Judge of Probate, AL  
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*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Cathy Brasher  
Debra Salster

Grantee's Name Russell McCartney

Mailing Address 157 Looney Rd.  
Columbiana, AL 35051

Mailing Address 157 Looney Rd.  
Columbiana, AL  
35051

Property Address 157 Looney Rd.  
Columbiana, AL 35051

Date of Sale August 12, 2022  
Total Purchase Price \$20,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 August 05, 2022

Print Cathy Brasher Russell McCartney

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by) \_\_\_\_\_