

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
LANDON B. STINSON
176 Lake View Dr
Sterrett, AL 35147

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty-Three Thousand and 00/100 (\$33,000.00) to the undersigned Grantors, TERRY W. BRASHER and wife, DONNA M. BRASHER, (hereinafter referred to as Grantors), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto LANDON B. STINSON, (herein referred to as Grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 5, Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows: Start at the Southeast corner of the said North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ and run West parallel with South boundary line of said North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$, 300 feet for a point of beginning; thence run West parallel with said boundary line 210 feet; thence run North 105 feet; thence run East 210 feet; thence run South 105 feet back to the point of beginning. Situated in Shelby County, Alabama.

Property address: LEGAL LOCATED IN SHELBY COUNTY, , AL

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

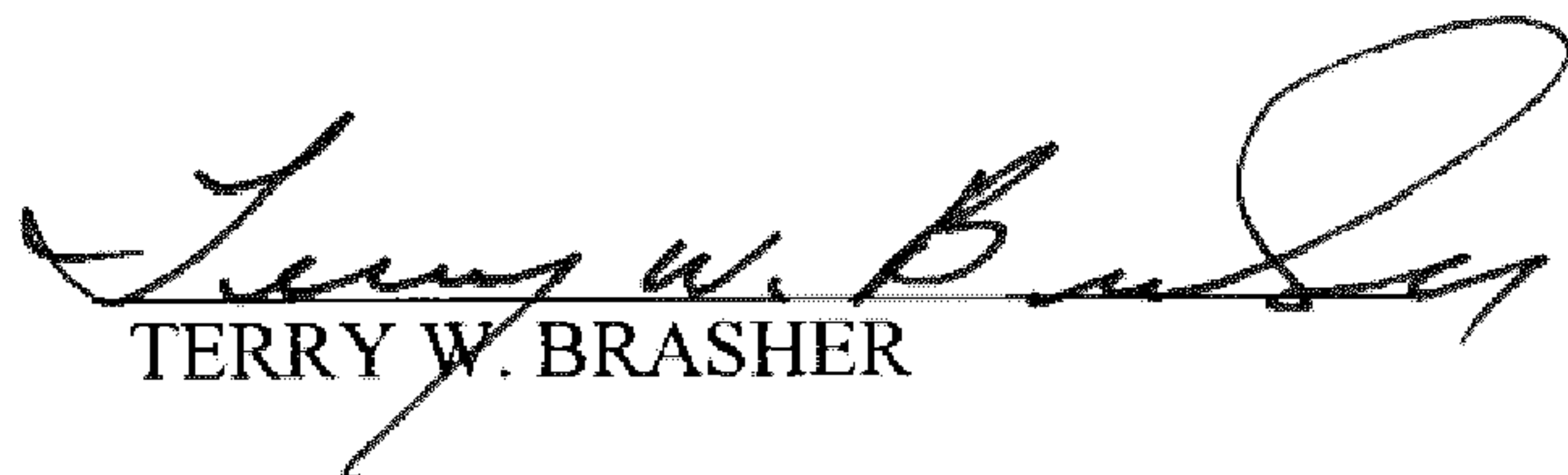
1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

~~\$33,739.18~~ of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, for and during their 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 for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 2nd day of March, 2023.


TERRY W. BRASHER

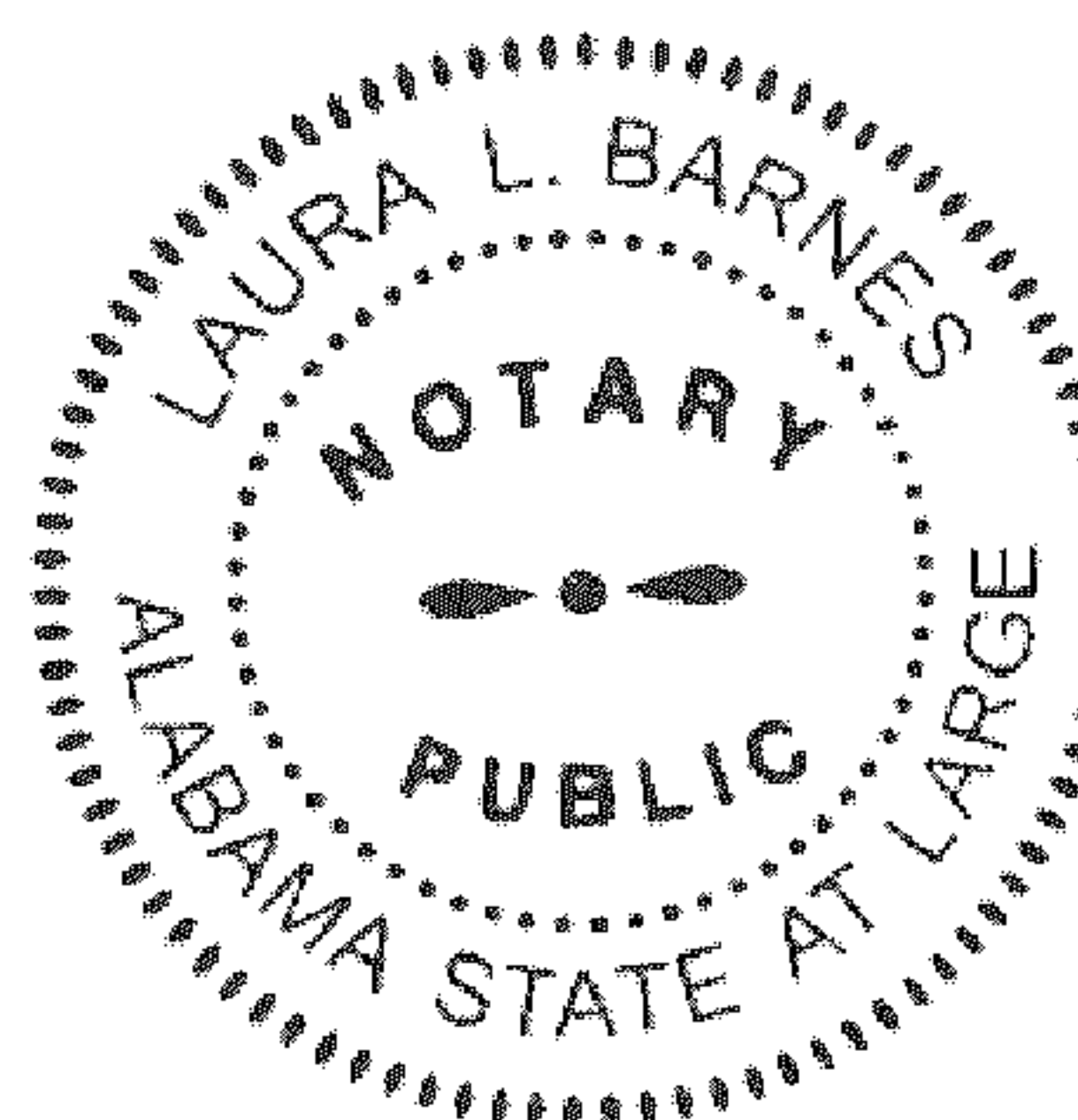

DONNA M. BRASHER

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that TERRY W. BRASHER and DONNA M. 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of March, 2023.


NOTARY PUBLIC



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name: TERRY W. BRASHER and
DONNA M. BRASHER

Grantee's Name: LANDON B. STINSON

Mailing Address: 905 Dogwood Cir.
Leeds, AL 35094Mailing Address: 917 Dogwood Circle
Leeds, AL 35094Property Address: 170 Lake View Dr.
Sterrett, AL 35147

Date of Sales March 2nd, 2023

Total Purchase Price: (\$33,000.00)

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"/>	Tax Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other Tax Assessment
<input checked="" 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 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 2nd, 2023Print Laura L. Barnes

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
 03/08/2023 11:55:18 AM
 Barnes & Barnes Law Firm, P.C. File No: 23-4441
 \$29.00 BRITTANI
 20230308000064020

A handwritten signature in cursive script, appearing to read "Allison S. Bayl".