

20230322000078810
03/22/2023 11:35:52 AM
DEEDS 1/4

WARRANTY DEED

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
Olive Tree Homes, LLC
PO Box 601, Calera AL 35040

Know all men by these presents:

That in consideration of ONE HUNDRED SEVENTY FIVE THOUSAND and No/100 Dollars (\$ 175,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James Nathan Brasher, a _married person and Frank C Ellis Jr, Personal Representative of The Estate of James E. Brasher, Case 2022-231 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Olive Tree Homes, LLC (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the NW 1/4 of the NE 1/4 of Section 34, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the SE corner of the SW 1/4 of the SE 1/4 of Section 27, Township 21 South, Range 1 East; thence run North along the East line of said 1/4-1/4 for 172.42 feet; thence 89 deg. 13 min. 12 sec. left run West for 911.14 feet to the Easterly R/W of Alabama State Hwy. 145; thence 76 deg. 11 min. 14 sec. left run Southwesterly along said R/W for 548.63 feet to the center of a wet weather creek; thence 101 deg. 38 min. 35 sec. left run along said creek 115.17 feet; thence 13 deg. 19 min. 07 sec. left continue along said creek for 141.43 feet; thence 13 deg. 38 min. 06 sec. right continue along said creek for 95.47 feet; thence 7 deg. 03 min. 12 sec. left continue along said creek for 106.34 feet; thence 7 deg. 23 min. 17 sec. left continue along said creek for 88.06 feet; thence 18 deg. 45 min. 28 sec. left continue along said creek for 83.07 feet; thence 10 deg. 12 min. 52 sec. left continue along said creek for 77.09 feet; thence 12 deg. 29 min. 45 sec. left run 27.49 feet to an old fence; thence 29 deg. 15 min. right run 379.40 feet to the point of beginning. Situated in Shelby County, Alabama.

LESS AND EXCEPT:

Begin at the SE corner of the SW 1/4 of the SE 1/4 of Section 27, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING, thence N 00 degrees 00' 00" E, 11 distance of 171.23 feet; thence N 88 degrees 54'10" W, a distance of 910.34 feet to the Easterly R.O.W. line of Alabama Highway 145; thence S 14 degrees 54'31" W and along said R.O.W. line a distance of 177.36 feet; ; thence S 88 degrees 57'52"E and leaving said R.O.W. line a distance of 955.96 feet to the POINT OF BEGINNING OF SA. Said parcel containing 3.88 acres, more or less.

INCLUDING AND SUBJECT to a 20' Wide Ingress/Egress Easement lying 10 feet either side of and parallel to the following described centerline:

Commence at the SE Corner of the SW 1/4 of the SE 1/4 of Section 27, Township 21 South Range 1 East Shelby County, Alabama; thence N 88°57'52" W, a distance of 451.57 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence S 48°54'59" W, a distance of 39.61'; thence S 71°15'07"W, a distance of 74.32 feet; thence N 83°22' 12"W, a distance of 104.14; thence N 78°59'20"W, a distance of 292.61'; thence N 64°36'42"W, a distance of 10.63' to the Easterly R.O.W. line of Alabama Highway 145 and thence to the POINT OF ENDING OF SAID CENTERLINE. Being the same property described in that certain Survey of 25250 Hwy. 145, dated March 2, 2018 Job 118095, prepared by Rodney Shiflett; AL Reg. No. 21784.

Subject to Easements, Restrictions and rights of way of record.

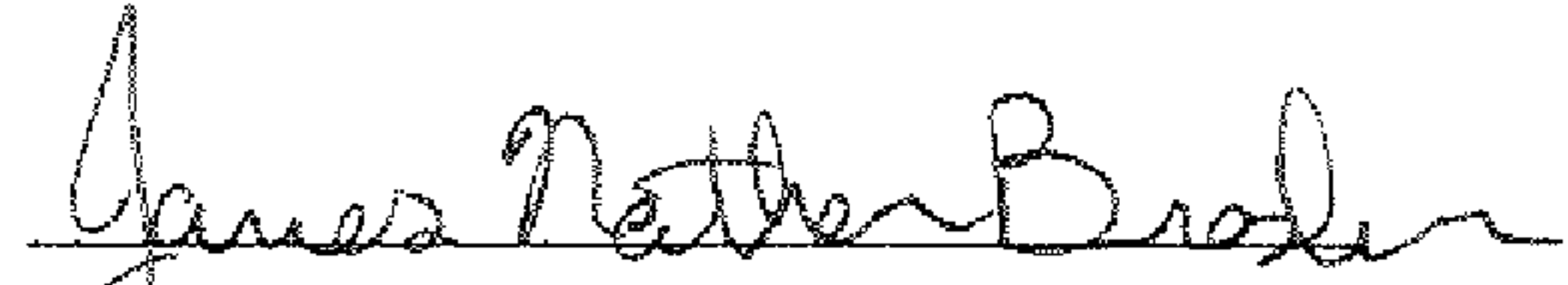
Subject to Mineral and Mining rights of record.

This is not the homestead of th above grantor nor his spouse


\$174,181 .68 of the purchase price was obtained by a purchase money mortgage filed 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 persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 6th day of March, 2023


James Nathan Brasher, heir of James E
Brasher Probate Case 2022-231

The Estate of James E. Brasher, Case
2022-231 Probate



By: Frank C Ellis Jr
Its: Personal Representative

STATE OF Alabama
COUNTY Jefferson

General Acknowledgment

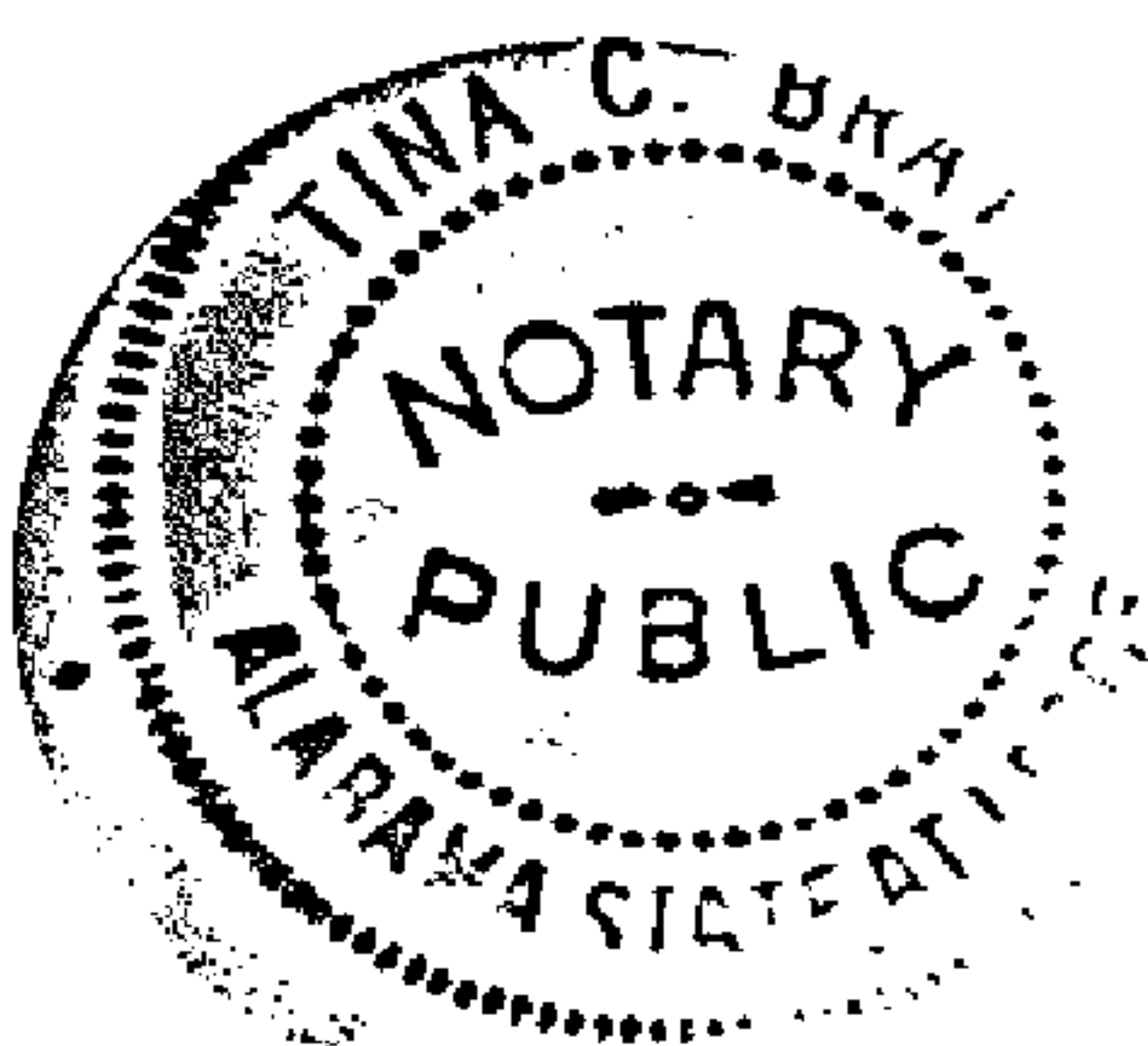
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that James Nathan Brasher, heir of James E. Brasher, Probate Case #2022-231 whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of March, 2023



NOTARY PUBLIC

MY COMMISSION EXPIRES:



State of Alabama
County of Jefferson

I, The Undersigned, a notary public, hereby certify that Frank c Ellis Jr whose name(s) as Personal Representative(s) of the Estate of James E Brasher, Probate Case #2022-231 is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the conveyance, that Frank C Ellis, JR in his/her capacity as Personal Representative, did executed the same voluntarily and as their act on the day the same bears date.

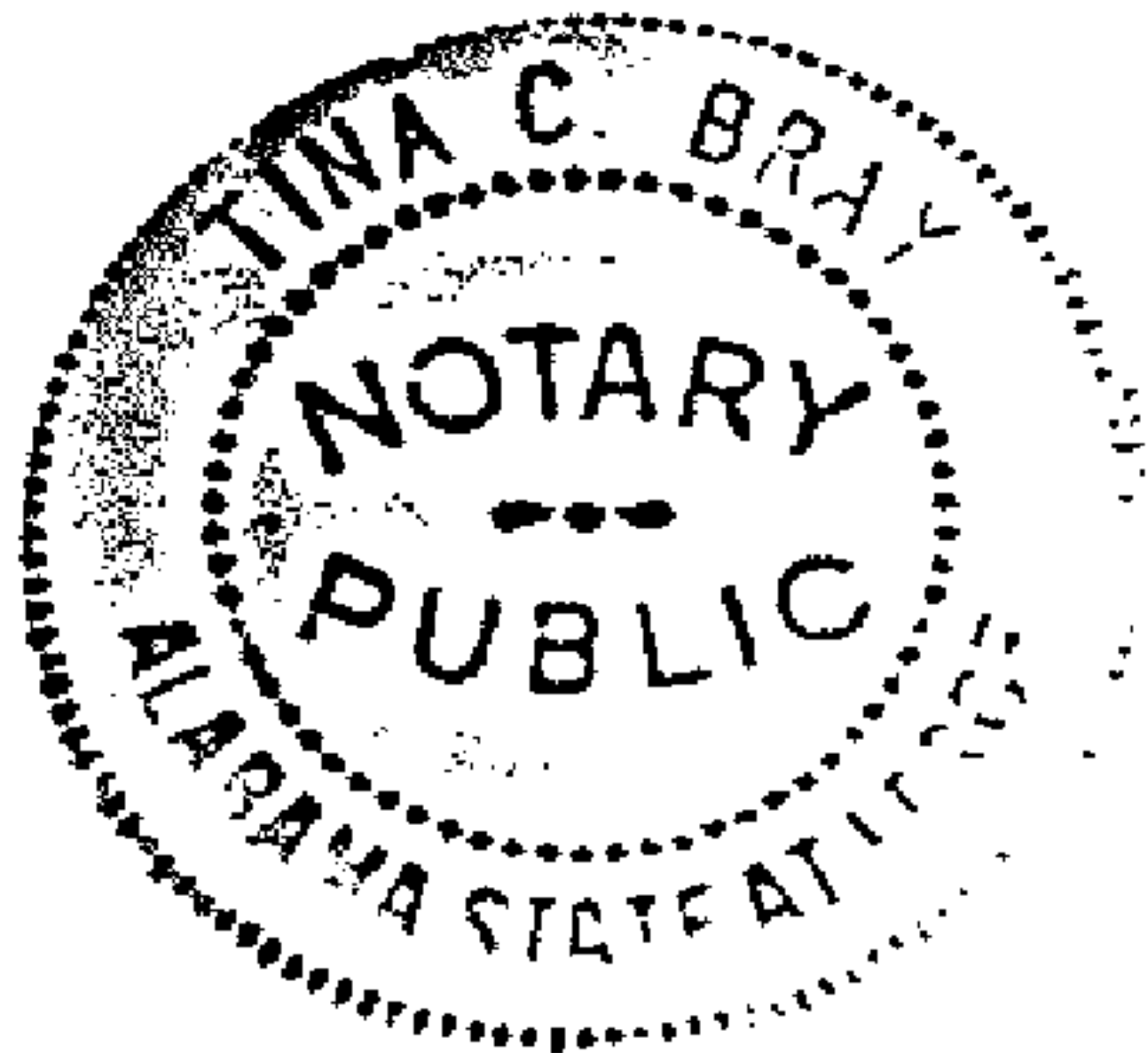
Given under my hand and seal this the 6th day of March, 2023



Notary Public

My Commission Expires: 8-6-2023

Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1320 Alford Ave Ste 102
Birmingham, AL 35226



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	James Nathan Brasher and The Estate of James E. Brasher, Case 2022-231 Probate Records Shelby County, Alabama	Grantee's Name	Olive Tree Homes, LLC
Mailing Address	25246 Alabama 145 Columbiana, AL 35051		
Property Address	25246 Alabama 145 Columbiana, AL 35051	Date of Sale	March 6, 2023
		Total Purchase Price	\$175,000.00
		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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other to
☒ 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: 03/06/2023

Print

James Nathan Brasher

Sign: James Nathan Brasher
 (Grantor/Grantee/Owner/Agent (circle one))

Form RT-1

(verified by)

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/22/2023 11:35:52 AM
 \$33.00 JOANN
 20230322000078810



Alli S. Boyd