

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

This instrument was prepared by:
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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Gina Brasher Jones

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE DOLLARS AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***The Estate of Bennie Ervin Brasher, Probate Case PR-2022-001130, Shelby County, Alabama*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Gina Brasher Jones*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description

SUBJECT TO:

3. Ad valorem taxes due and payable October 1, 2023.
4. Easements, restrictions, rights of way, and permits of record.

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, 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 27th day of April 2023.

Gina Brasher Jones, Personal Representative
The Estate of Bennie Ervin Brasher
Probate Case PR-2022-001130,
Shelby County, Alabama
Gina Brasher Jones, Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Gina Brasher Jones as Personal Representative of The Estate of Bennie Ervin Brasher, Probate Case PR-2022-001130, Shelby County, Alabama*** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, se executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of April 2023.

April Clark
Notary Public
My Commission Expires 9-1-2024

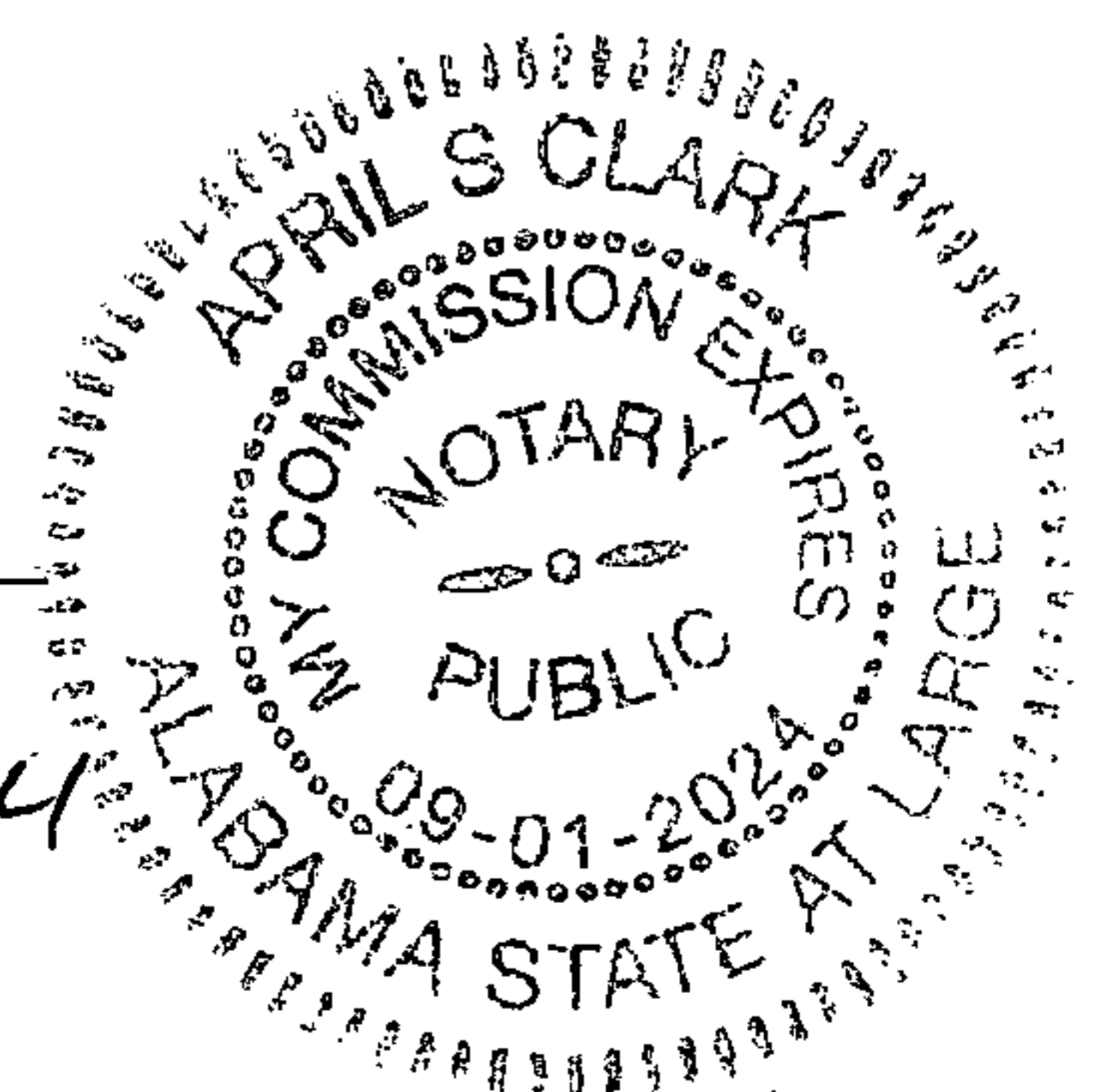
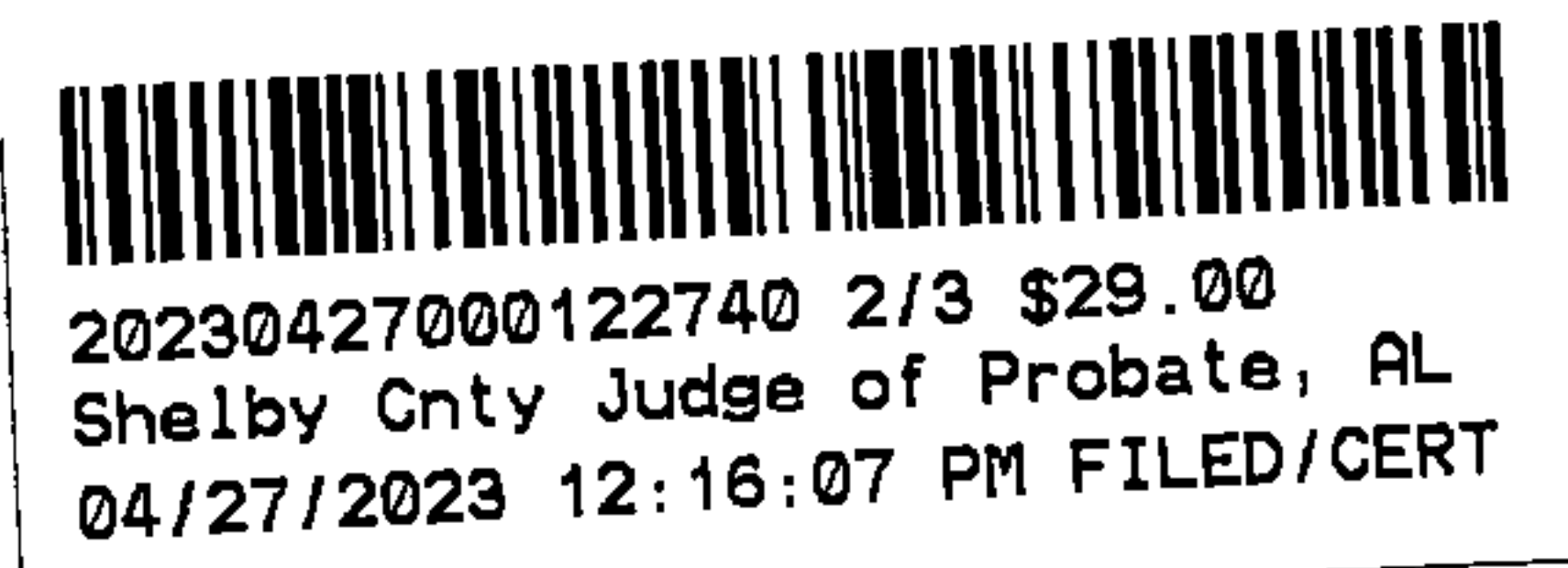


Exhibit "A"- Legal Description



Lot 1 of Brasher Family Subdivision, as previously recorded in Map Book 45, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama, per probated will, as recorded in Case No. PR-2022-001130, being more particularly described as follows:

BEGIN at the SW Corner of the NW 1/4 of the NE 1/4 of Section 10, Township 24 North, Range 14 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N02°08'57"E a distance of 199.62'; thence N90°00'00"E a distance of 667.41' to the Westerly R.O.W. line of Seale Road; thence S01°02'09"W and along said R.O.W. line a distance of 114.08', to a curve to the right, having a radius of 1205.00', subtended by a chord bearing S03°04'12"W, and a chord distance of 85.54'; thence along the arc of said curve and along said R.O.W. line for a distance of 85.56'; thence N90°00'00"W a distance of 668.25' to the POINT OF BEGINNING.

SUBJECT TO a 30.00' Wide Ingress/Egress & Utility Easement, as previously recorded in Map Book 45, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama, lying 15.00' either side of and parallel to the following described centerline:

Commence at the SW Corner of the NW 1/4 of the NE 1/4 of Section 10, Township 24 North, Range 14 East, Shelby County, Alabama; thence N02°08'57"E a distance of 199.62'; thence N90°00'00"E a distance of 377.45'; thence S00°00'00"E a distance of 15.00' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N90°00'00"E a distance of 289.69' to the Westerly R.O.W. line of Seale Road and the POINT OF ENDING OF SAID CENTERLINE.

Real Estate Sales Validation Form

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

Grantor's Name Est of Bennie Brasher
Mailing Address 201 Co Rd 149
Calera AL 35040

Grantee's Name Gina Brasher Jones
Mailing Address 201 Co Rd 149
Calera AL 35040

Property Address Vacant

Date of Sale 4-27-23
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 23595.00

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 Per Will

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 any

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 _____

Print Gina Brasher Jones

Unattested _____

Sign Bennie Brasher Jones

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

