



20230504000131280 1/6 \$201.00
Shelby Cnty Judge of Probate, AL
05/04/2023 08:20:32 AM FILED/CERT

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
113 North Main Street
P.O. Box 587
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty-Four Thousand and 00/100 Dollars (\$164,000.00), and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **BRIAN KENDALL BRASHER**, a married man, and **MARLON KEITH BRASHER**, a married man (herein referred to as Grantors), do grant, bargain, sell and convey unto **AARON DANE LAWLEY** and **SABRINA FAITH LAWLEY** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

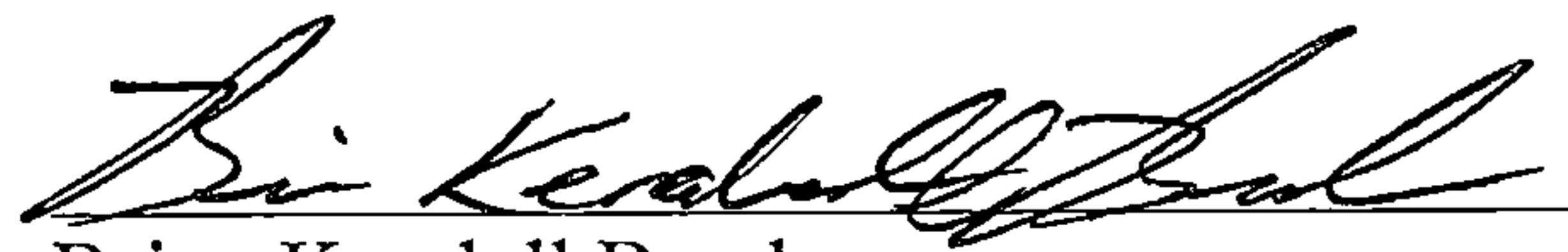
SEE EXHIBIT "A" ATTACHED HERETO

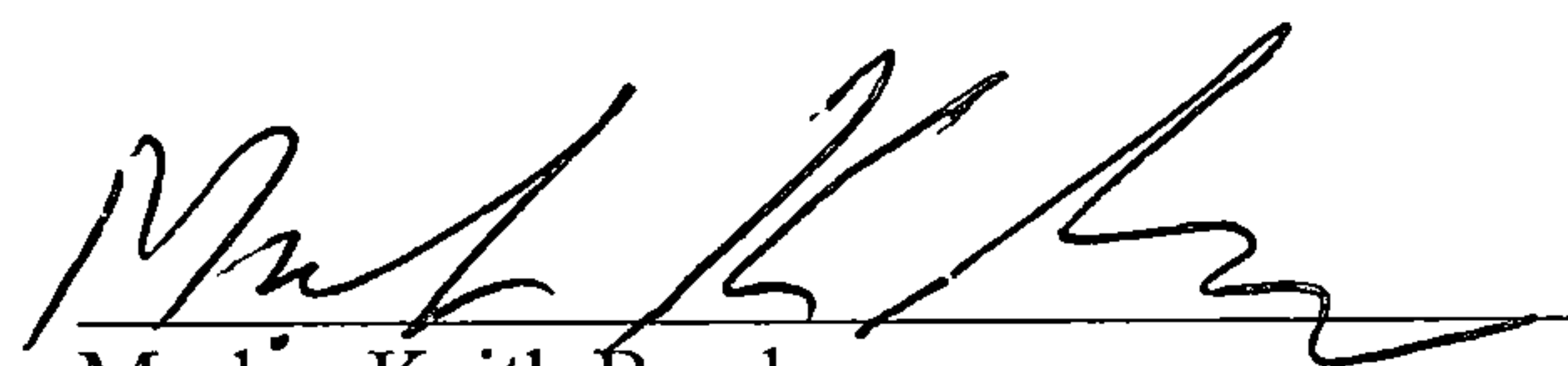
The property described in Exhibit "A" is not the homestead of either Grantor.

TO HAVE AND TO HOLD unto the said Grantees 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 of such survivor forever, together with every contingent remainder and right of 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 23rd day of March, 2023.


Brian Kendall Brasher


Marlon Keith Brasher *MKB*

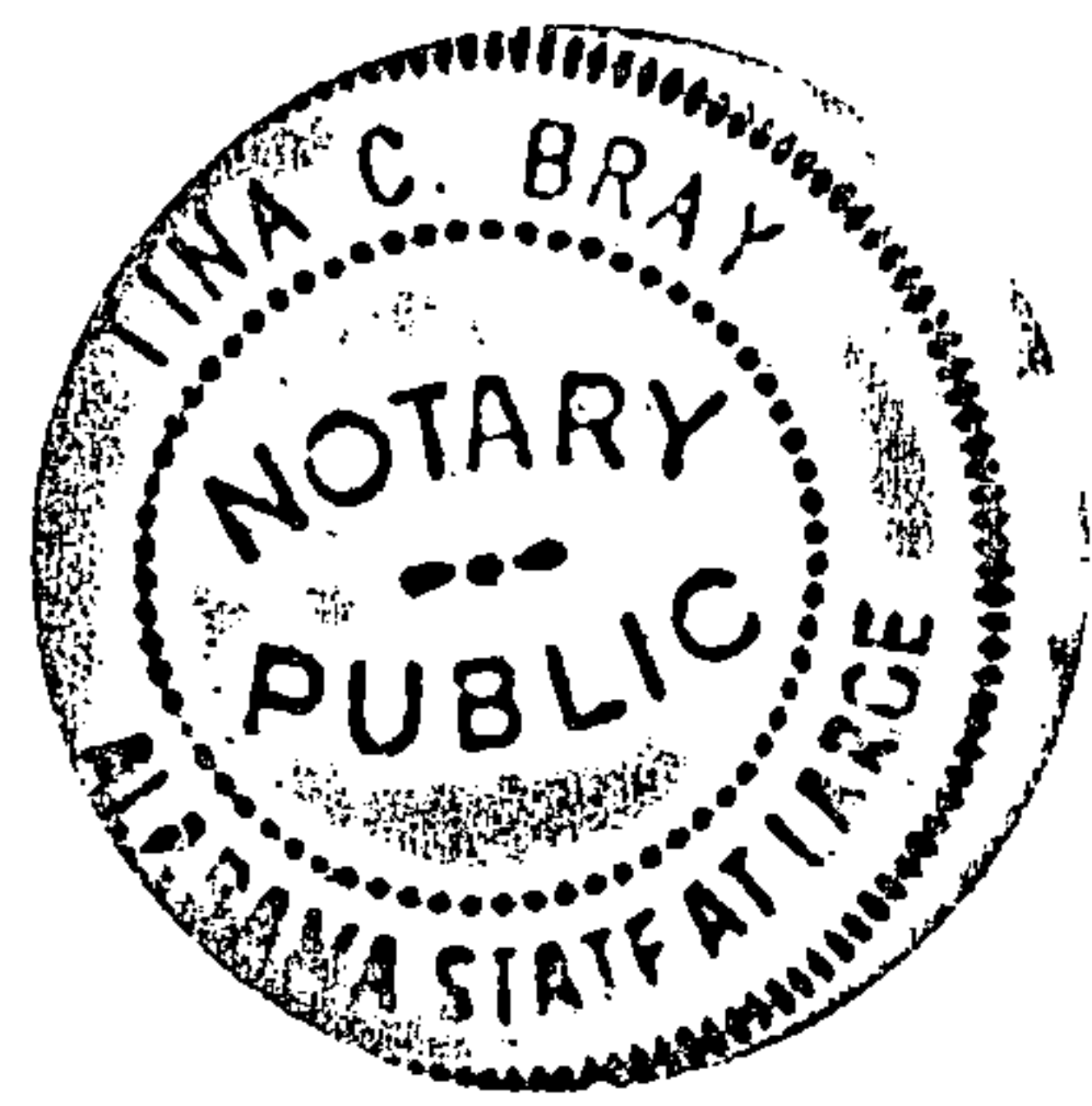
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Brian Kendall Brasher, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being

Shelby County, AL 05/04/2023
State of Alabama
Deed Tax: \$164.00

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 23 day of March, 2023.



Tina C. Bray
Notary Public

My Commission Expires: 8-6-2023

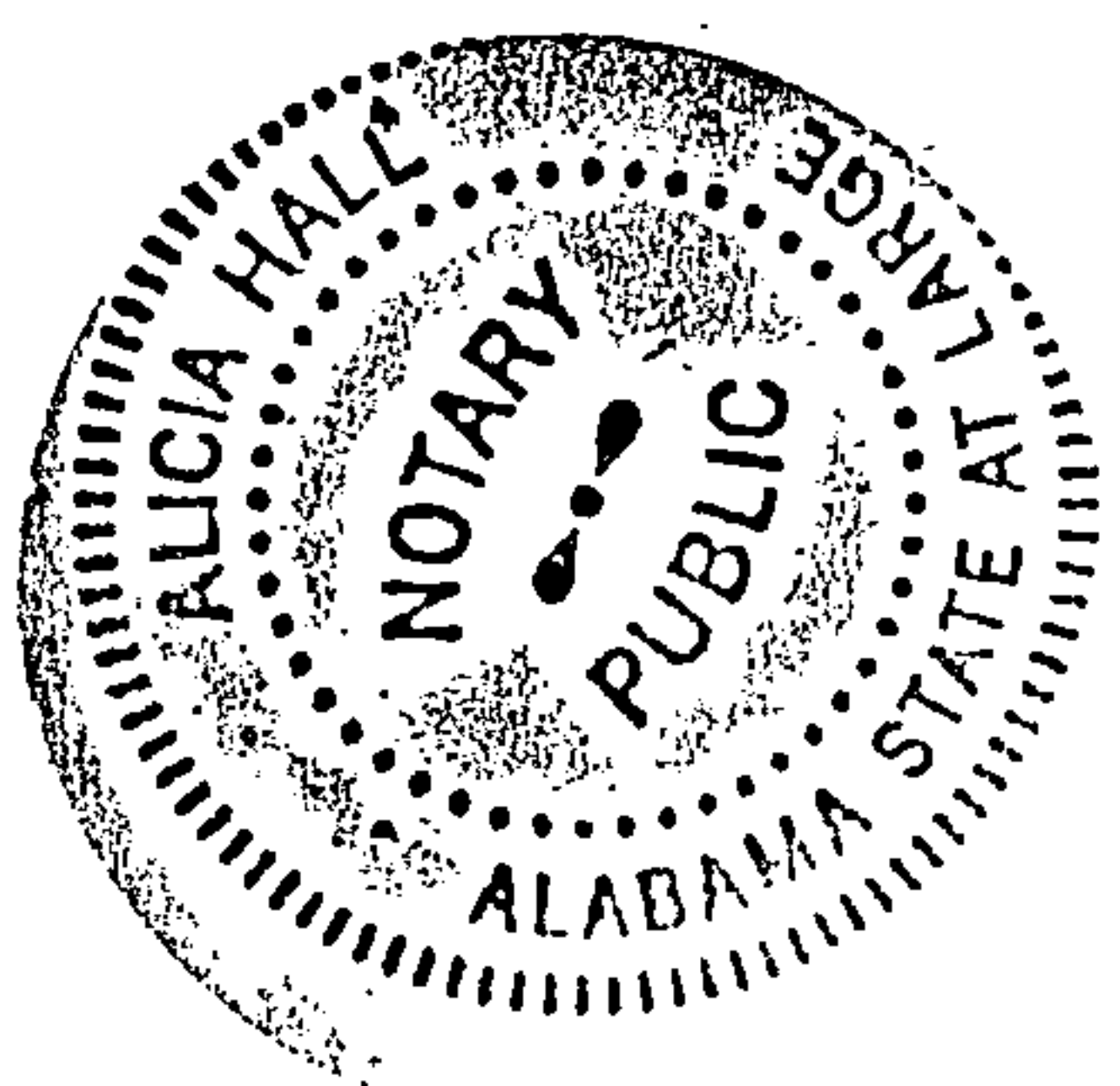
STATE OF ALABAMA)
SHELBY COUNTY)

gym I, the undersigned, a notary public in and for said County, in said State, hereby certify that Marlon Keith Brasher, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of April, 2023.

Alicia Hall
Notary Public

My Commission Expires: 5/24/2023





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EXHIBIT "A"

PARCEL 1:

A parcel of land, lying in the Northwest 1/4 of the Northeast 1/4 of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

COMMENCE, at the Southwest Corner of the NW 1/4 of the NE 1/4 of said Section 9; thence North along the West boundary of said NW 1/4 of the NE 1/4 for a distance of 865.84 feet to a point on the Southeast right of way margin of Shelby County Highway #55, said point being on a curve to the left, a chord bearing of N 30° 52' 47" E, and a chord length of 357.84 feet to a point on said right of way, and the POINT OF BEGINNING of the parcel herein described; thence N 33° 14' 00" E along the right of way of said highway for 266.20 to a 2" open top pipe found on said right of way; thence leaving said right of way N 89° 31' 24" E for a distance of 1006.38 feet to a 2" open top pipe found; thence S 00° 14' 02" E for 1130.64 feet to a 5/8" rebar found; thence N 55° 45' 23" W for a distance of 1058.87 feet; thence N 42° 49' 32" W for a distance of 414.16 feet to the POINT OF BEGINNING. Said parcel being 18.56 acres more or less and subject to a Ingress & Egress Easement as described in the following; COMMENCE, at the Southwest Corner of the NW 1/4 of the NE 1/4 of said Section 9; thence North along the West boundary of said NW 1/4 of the NE 1/4 for a distance of 865.84 feet to a point on the Southeast right of way margin of Shelby County Highway #55, said point being on a curve to the left, a chord bearing of N 30° 52' 47" E, and a chord length of 357.84 feet to a point on said right of way; thence N 33° 14' 00" E along the right of way of said highway N 33° 14' 00" E for a distance 232.42 feet to the center of an access drive, and the POINT OF BEGINNING of herein described 10 feet wide ingress and egress easement; thence along the centerline of said easement the following courses: thence S 44° 37' 04" E along said centerline for 94.23 feet; thence S 58° 06' 39" E along the centerline of 105.62 feet; thence S 46° 42' 50" E for 37.12 feet; thence S 59° 19' 11" E along said centerline for 36.05 feet; thence S 84° 13' 44" E along said centerline for 44.23 feet; thence S 82° 18' 04" E along said centerline for 69.30 feet; S 54° 45' 51" E along said centerline for 73.30 feet; thence S 49° 21' 52" E along said centerline for 44.18; thence S 27° 08' 20" W along said centerline for 44.72 feet to the Easterly boundary of the above described Parcel 2; thence run N 27° 08' 20" E



along the centerline of said easement for 44.72 feet; thence S 64° 20' 46" E along said centerline for 46.57 feet; thence S 89° 48' 16" E along said centerline for 110.36 feet to the Westerly boundary of that certain property described by deed in the Office of the Judge of Probate of Shelby County, Alabama in Instrument #1994-23757, said point being the POINT OF TERMINATION of herein described easement.

Less & Except: COMMENCE, at the Southwest Corner of the NW 1/4 of the NE 1/4 of said Section 9; thence North along the West boundary of said NW 1/4 of the NE 1/4 for a distance of 865.84 feet to a point on the Southeast right of way margin of Shelby County Highway #55, said point being on a curve to the left, a chord bearing of N 30° 52' 47" E, and a chord length of 357.84 feet to a point on said right of way being a found 2" open top pipe; thence run S 42° 49' 32" E for a distance of 414.16 feet to a set 1/2" rebar capped Clinkscals; thence run N 34° 14' 37" for a distance of 173.00 feet to the point of beginning, said point being a set 1/2" rebar capped Clinkscals; thence run N 48° 24' 51" W for a distance of 106.96 feet to a set 1/2" rebar capped Clinkscals; thence run N 52° 30' 38" E for a distance of 106.19 feet to a set 1/2" rebar capped Clinkscals; thence run S 57° 32' 37" E for a distance of 229.69 feet to a set 1/2" rebar capped Clinkscals; thence run S 44° 49' 38" W for a distance of 102.90 feet to a set 1/2" rebar capped Clinkscals; thence run N 64° 13' 13" W for a distance of 139.40 feet to a set 1/2" rebar capped Clinkscals and the point of beginning. Said parcel being 0.59 acres more or less and subject to a Ingress & Egress Easement.

Less & Except: COMMENCE, at the Southwest Corner of the NW 1/4 of the NE 1/4 of said Section 9; thence North along the West boundary of said NW 1/4 of the NE 1/4 for a distance of 865.84 feet to a point on the Southeast right of way margin of Shelby County Highway #55, said point being on a curve to the left, a chord bearing of N 30° 52' 47" E, and a chord length of 357.84 feet to a point on said right of way being a found 2" open top pipe; thence run S 42° 49' 32" E for a distance of 414.16 feet to a set 1/2" rebar capped Clinkscals; thence run N 34° 14' 37" for a distance of 173.00 feet to a set 1/2" rebar capped Clinkscals; thence run N 48° 24' 51" W for a distance of 106.96 feet to a set 1/2" rebar capped Clinkscals; thence run N 52° 30' 38" E for a distance of 106.19 feet to a set 1/2" rebar capped Clinkscals; thence run S 57° 32' 37" E for a distance of 229.69 feet to a set 1/2" rebar capped Clinkscals; thence run N 78° 41' 05" W for a distance of 85.56 feet to the point of beginning; thence run S 89° 48' 16" E for a distance of 210.00 feet to a set 1/2" rebar capped Clinkscals; thence run N 00° 11' 44" E for a distance of 210.00 feet to a set 1/2" rebar capped Clinkscals; thence run N 89° 48' 16" W for a distance



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of 210.00 feet to a set 1/2" rebar capped Clinkscals; thence run S 00° 11' 44" W for a distance of 210.00 feet to a set 1/2" rebar capped Clinkscals and the point of beginning. Said Parcel being 1.01 acres more or less and subject to a Ingress & Egress Easement.

Real Estate Sales Validation Form

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

Grantor's Name Brian and Keith Brasher
Mailing Address 2060 Curry Station Rd
Munford, AL 36268

Grantee's Name Roger D Lantry
Mailing Address 8830 Hwy 55
Harpersville, AL 35078

Property Address 8830 Hwy 55
Harpersville, AL 35078

Date of Sale 03/23/2023
Total Purchase Price \$ 164,000.00
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 05/04/2023

Print Roger D. Lantry

Unattested

(verified by)

Sign Roger D. Lantry

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1