

Send tax notice to:
Westover LD, LLC
31 Dogwood Drive
Chelsea, AL 35043

This instrument prepared by:
Charles A. J. Beavers, Jr.
Beavers Law, LLC
4301 Dolly Ridge Road
Birmingham, AL 35243

STATE OF ALABAMA)
 :
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to **BRASHER HOLDINGS, LLC**, an Alabama limited liability company ("Grantor") by **WESTOVER LD, LLC**, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, that certain real estate (the "Property") situated in Shelby County, Alabama, which is more particularly described on ***Exhibit A*** attached hereto.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the matters set forth in ***Exhibit B*** attached hereto.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal on the 8th day of June, 2023.

BRASHER HOLDINGS, LLC

By

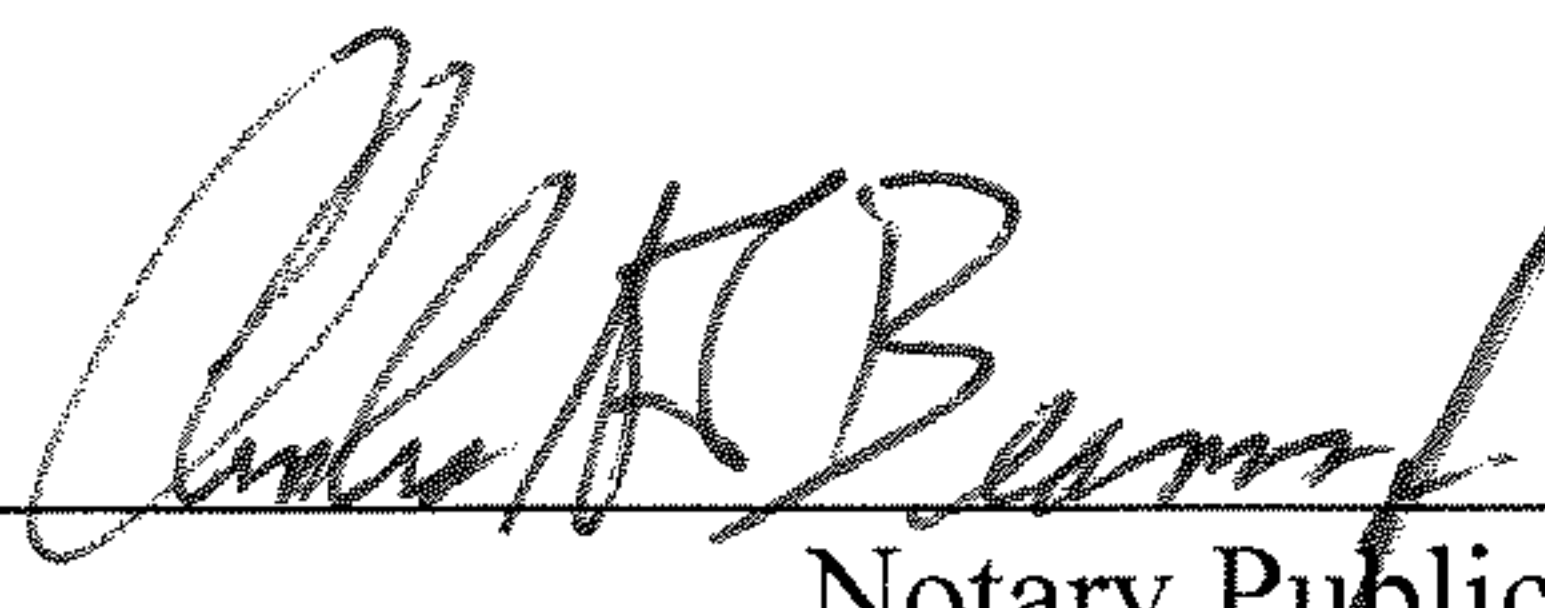


Ralph E. Brasher, III
Its Sole Manager

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Ralph E. Brasher, III, whose name as Sole Manager of Brasher Holdings, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Sole Manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and seal on on the 8TH day of June, 2023.



Notary Public

[NOTARIAL SEAL]

My commission expires: MAY 9, 2025

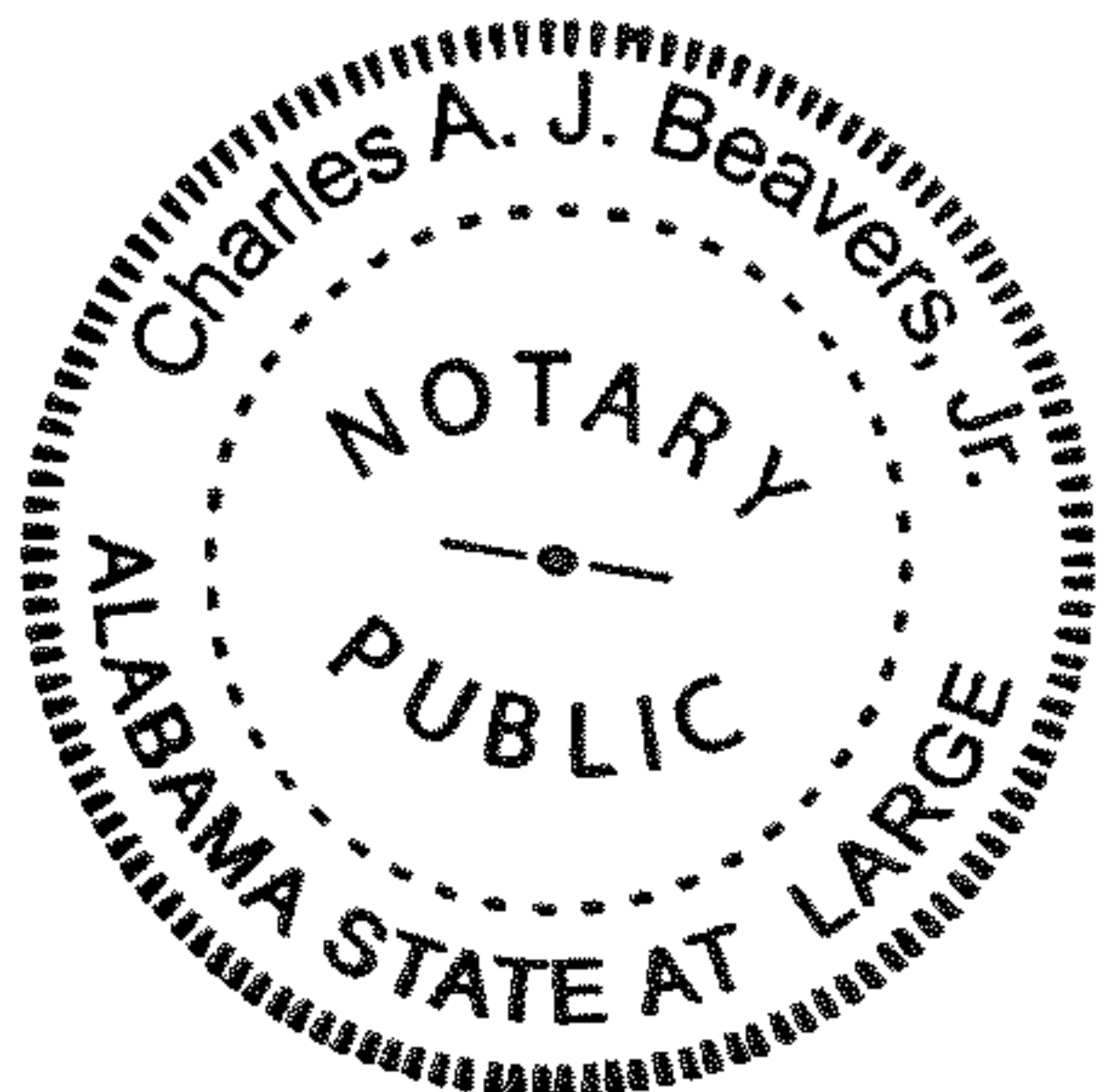


EXHIBIT A**The Property**

A part of the Southwest one-fourth of the Northeast one-fourth of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama being more particularly described as follows:

Commence at a 1" open top pipe in place being the Northeast corner of the Northeast one-fourth of the Southwest one-fourth of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 53°38'17" East for a distance of 190.19 feet; thence proceed North 26°46'42" East for a distance of 102.19 feet to the P.C. of a concave curve right having a delta angle of 116°40'47" and a arc distance of 112.0 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North 58°26'15" East, 93.63 feet to the P.T. of said curve, which is also the P.C. of a concave right having a delta angle of 39°23'11" and a arc distance of 37.82 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North 19°47'48" East, 37.08 feet to the P.T. of said curve; thence proceed North 39°29'48" East for a distance of 170.57 feet to the P.C. of a concave curve right having a delta angle of 90° and a radius of 25.0 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North 84°29'48" East, 35.36 feet to the P.T. of said curve; thence proceed South 50°30'12" East for a distance of 302.00 feet; thence proceed South 05°30'12" East for a distance of 32.52 feet to a point on the Westerly right of way of Shelby County Highway 51; thence proceed North 39°29'48" East along the Westerly right of way of said road for a distance of 92.41 feet to a ½" rebar in place, said point being the point of beginning. From this beginning point continue North 39°29'48" East along the Westerly right of way of said Highway 51 for a distance of 46.0 feet; thence proceed North 50°37'16" West for a distance of 59.31 feet; thence proceed South 12°49'37" East for a distance of 75.06 feet to the point of beginning.

Together with a non-exclusive drainage easement being more particularly described as follows:

A 13 feet wide drainage easement being 13 feet in equal width on the Northwesterly side of the following described line: Commence at a 1" open top pipe in place being the Northeast corner of the Northeast one-fourth of the Southwest one-fourth of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 53°38'17" East for a distance of 190.19 feet; thence proceed North 26°46'42" East for a distance of 102.19 feet to the P.C. of a concave curve right having a delta angle of 116°40'47" and a arc distance of 112.0 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North 58°26'15" East, 93.63 feet to the P.T. of said curve, which is also the P.C. of a concave right having a delta angle of 39°23'11" and a arc distance of 37.82 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North 19°47'48" East, 37.08 feet to the P.T. of said curve; thence proceed North 39°29'48" East for a distance of 170.57 feet to the P.C. of a concave curve right having a delta angle of 90° and a radius of 25.0 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North 84°29'48" East, 35.36 feet to the P.T. of said curve; thence proceed South 50°30'12" East for a distance of 302.00 feet; thence proceed South 05°30'12" East for a distance of 32.52 feet to a point on the Westerly right of way of Shelby County Highway 51; thence proceed North 39°29'48" East along the Westerly right of way of said road for a distance of 92.41 feet to a ½" rebar in place; thence continue North 39°29'48" East along the Westerly right of way of said Highway 51 for a distance of 46.0 feet, said point being the point of beginning of said drainage easement. From this beginning point proceed North 39°22'44" East along the Westerly right of way of said Highway 51 for a distance of 170.0 feet to the termination of said drainage easement.

The above described easement is located in the Southwest one-fourth of the Northeast one-fourth of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama.

EXHIBIT B

Title Exceptions

1. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Property, if any.
2. Ad valorem taxes for the year 2023 and subsequent years.
3. Right-of-way granted to Alabama Power Company recorded in Book 173, Page 366; Book 111, Page 401 and Book 107, Page 551, if applicable.
4. Right-of-way granted to Shelby County recorded in Book 213, Page 473, if applicable.
5. Easement for ingress and egress contained in Inst. No. 20070305000097020 and Inst. No. 20210526000257230, if applicable.
6. Right-of-way granted to South Central Bell Telephone Company recorded in Real 50, Page 797, if applicable.

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

Grantor's Name	<u>Brasher Holdings, LLC</u>	Grantee's Name	<u>Westover LD, LLC</u>
Mailing Address	<u>31 Dogwood Drive</u>	Mailing Address	<u>31 Dogwood Drive</u>
	<u>Chelsea, AL 35043</u>		<u>Chelsea, AL 35043</u>
Property Address	<u>2+ Acres at Highway 51</u>	Date of Sale	<u>June 8, 2023</u>
	<u>Westover, AL</u>	Total Purchase Price	<u>\$ 35,000</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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
☐ 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 June 8, 2023Print Brasher Holdings, LLC

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 (verified by)
 Shelby County, AL
 06/12/2023 02:38:15 PM
 \$1539.75 CHARITY
 20230612000176390

Sign

By:

Ralph E. Brasher, III
 Its Sole Member

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Allen S. Bayl