


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

*This instrument was prepared by:*  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
**Blake Eugne Brasher**  
**13053 Highway 25**  
**Calera AL 35040**

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

  
20230804000235760 1/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
08/04/2023 11:19:06 AM FILED/CERT

**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, ***Blake Eugene Brasher*** (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:**

- 5. Ad valorem taxes due and payable October 1, 2023.
- 6. 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.

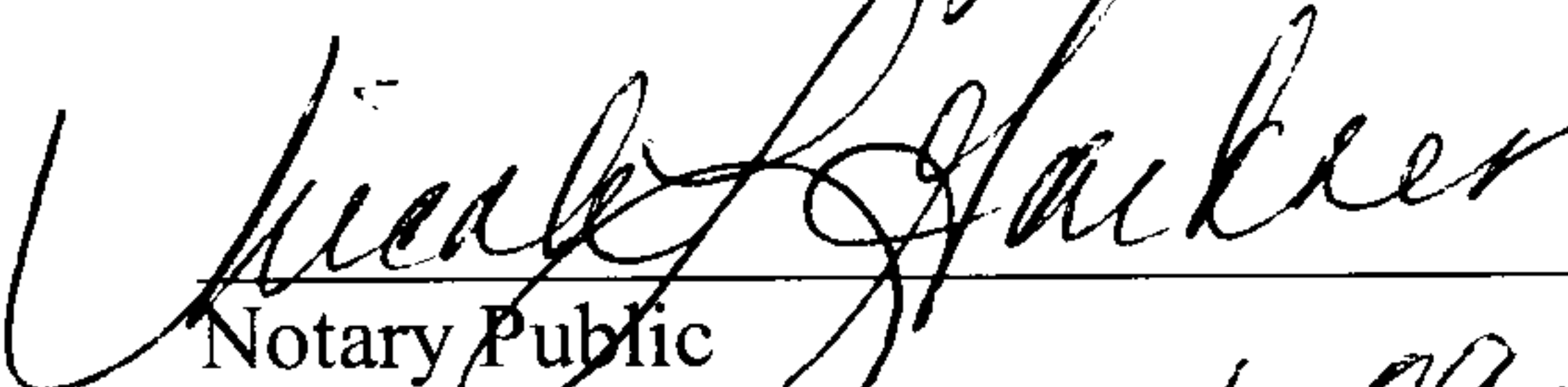
**IN WITNESS WHEREOF,** I have hereunto set my hand and seal this 4<sup>th</sup> day of August 2023.

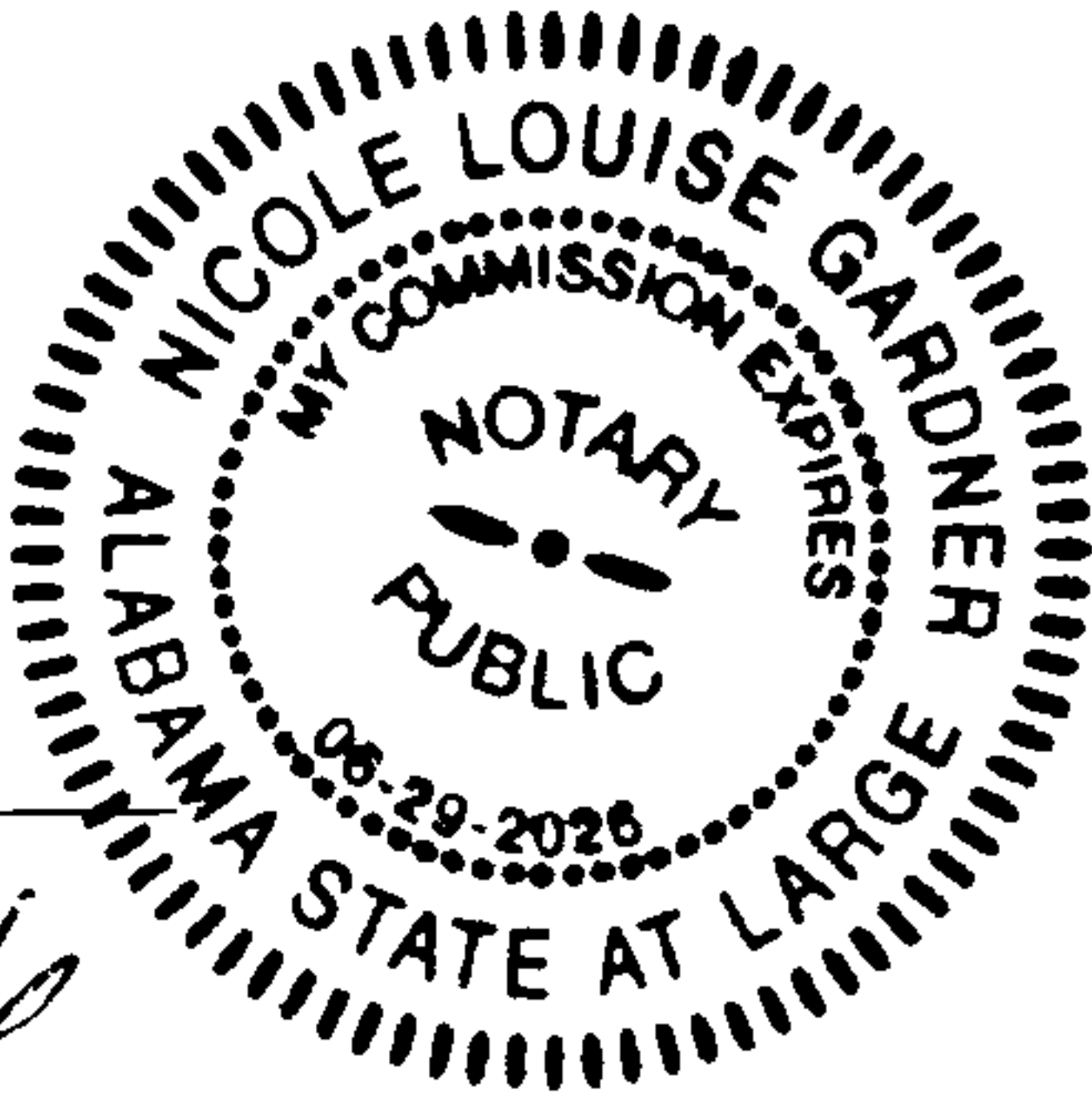
  
**The Estate of Bennie Ervin Brasher**  
**Probate Case PR-2022-001130,**  
**Shelby County, Alabama**  
**Gina Brasher Jones, Personal Representative**

**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 4<sup>th</sup> day of August 2023.

  
Notary Public  
My Commission Expires 10-29-26





**EXHIBIT A – LEGAL DESCRIPTION**



20230804000235760 2/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
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Begin at the intersection of the West boundary line of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 14, Township 22, Range 2 West and North right of way line of State Highway #25 at a 2 inch iron pipe run thence North along the West boundary line of said above described forty 800 feet more or less to the South boundary line of the Southern Railroad Company Right of Way; run thence in an easterly direction along said Railroad right of way 210 feet; run thence South and parallel with the West Boundary of said SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  750 feet more or less to the North Right of Way of said State Highway #25; run thence in a Southwesterly direction along the North right of way of said highway #25 210 feet more or less to point of beginning. All in NW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  and SW  $\frac{1}{4}$  of SE  $\frac{1}{4}$  S.14, TP22, R2W.

Commence at the intersection of the West boundary of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 14, Township 22, Range 2 West and the North right of way of State Highway 25 and run easterly along said highway right of way 210 feet for a point of beginning; continue along said right of way 150 feet; thence turn left and run North parallel to the West boundary line of said  $\frac{1}{4}$   $\frac{1}{4}$  section approximately 600 feet to the South boundary of the Southern Railway Company right of way; then turn left and run westerly approximately 150 feet to the east boundary line of the property conveyed to B.E. Brasher and wife, Flora Lee Brasher, as set out in that certain deed recorded in the Office of the Judge of Probate, Book 274, Page 352; thence turn left and run South approximately 750 feet to the point of beginning.

**LESS AND EXCEPT:**

Parcel I as recorded in Inst. 20210503000218160, described as follows:

Begin at the SW corner of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 14, Township 22 South, Range 2 West, and run North along the West line of said 40 a distance of 350 feet to an iron pipe, said point being the point of beginning; thence East 100 feet; thence North and parallel with the West line of said 40, 150 feet; thence West 100 feet to the West line of said 40, thence South along said West 40 line 150 feet to the point of beginning.

# Real Estate Sales Validation Form

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

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

Grantee's Name Blake Eugene Brasher  
Mailing Address 13053 Hwy 25  
Calera AL 35040

Property Address 13053 Hwy 25  
Calera, AL 35040

Date of Sale 8-4-23  
Total Purchase Price \$ 10,000.00

or  
Actual Value \$

or  
Assessor's Market Value \$



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Shelby Cnty Judge of Probate, AL  
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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 8-4-23

Print Gina Brasher Jones

Sign Gina Brasher Jones

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1