

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

STATUTORY WARRANTY DEED

20230829000260880 1/2 \$28.00
Shelby Cnty Judge of Probate, AL
08/29/2023 03:34:56 PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the estate of James E. Brasher, deceased, in accordance with his will probated in Case No. PR-2022-000231 in the Probate Court of Shelby County, Alabama, the undersigned Frank C. Ellis, Jr., personal representative of said estate (herein referred to as GRANTOR) pursuant to the provisions in said will and in accordance with the power given to him in said will does grant, bargain, sell and convey to Kathy Diane Brasher (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Commencing at the NE corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 19, Township 22 South, Range 1 West, thence South along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 1004.25 feet to a point on the South R.O.W. line of a gravel road, the point of beginning; thence continue South along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 128.9 feet to the North R.O.W. line of an old County Road; thence Westerly along said North R.O.W. a distance of 99.5 feet to a point on the East R.O.W. line of the New Shelby County Road No. 86; thence North 30 deg. 08 min. West along said R.O.W. line a distance of 175.5 feet to a point on the South R.O.W. line of above mentioned gravel road; thence South 80 deg. 20 min. East along said R.O.W. line a distance of 156.0 feet to the point of beginning. Said land being situated in the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 19, Township 22 South, Range 1 West, Shelby County, Alabama, and containing .43 acres, more or less.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal this 29th day of August, 2023.



Frank C. Ellis, Jr. as Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank C. Ellis, Jr., whose name as personal representative of the estate of James E. Brasher, deceased, 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 as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of August, 2023.


Notary Public

My commission expires: 9/12/23

Shelby County, AL 08/29/2023
State of Alabama
Deed Tax: \$3.00

Real Estate Sales Validation Form

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

Grantor's Name Estate of James E. Brasher
Mailing Address P. O. Box 587
Columbiana, AL 35051

Grantee's Name Kathy Diane Brasher
Mailing Address P. O. Box 1122
Columbiana, AL 35051

Property Address Hwy 86
Calera, AL 35040

Date of Sale August 29, 2023
Total Purchase Price \$

or
Actual Value \$ 2,980.00

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 assessor's current market value

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 8/29/23

Print Frank C. Ellis, Jr. as Personal Representative

Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1