



20230912000274880 1/4 \$146.50
Shelby Cnty Judge of Probate, AL
09/12/2023 01:13:07 PM FILED/CERT

TITLE NOT EXAMINED

Prepared by
Joel C. Watson, Attorney at Law
1240 1st Street N
Suite 102
Alabaster, Alabama 35007
Attorney did not close transaction

WARRANTY DEED, TO INDIVIDUALS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of TEN DOLLARS AND NO\100 to the undersigned grantor or grantors in
hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

JO ANN BRASHER, A Single Woman

(herein referred to. as grantors) do grant, bargain, sell and convey unto

RICHARD D. BRASHER, JAMIE B. WATSON AND JO ANN BRASHER
(each a 1/3 interest)
(herein referred to as Grantee) the following described real estate, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Subject to Easements, Restrictions and Rights of Way of Record.

TO HAVE AND TO HOLD, to the said GRANTEES in fee simple, and to the heirs and
assigns of such GRANTEES forever, together with every contingent remainder and right of
reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and
administrators covenant with the said GRANTEE, and the GRANTEE'S heirs and assigns, that
I am (we are) lawfully seized in fee simple of said premises; that it is are free from all
encumbrances;

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
GRANTEE, and the GRANTEE'S heirs and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), 11TH

Shelby County, AL 09/12/2023
State of Alabama
Deed Tax:\$114.50



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WITNESS:

Jo Ann Brasher

Grantor

Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JO ANN BRASSHER, A Single Woman who being informed of the contents of the conveyance he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11TH day of SEPTEMBER A.D. 2023.

Ka Barker
NOTARY PUBLIC

Exhibit A



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Lot 44, according to the Survey of Braelinn Village, Phase II,
as recorded in Map Book ~~7~~, page ~~93~~, in the Probate Office of Shelby
County, Alabama.

13
gab

125 gab

Real Estate Sales Validation Form

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

Grantor's Name Jo Ann Blasher
Mailing Address 172 Berkshire
Manor Circle
Alabaster, AL 35007

Grantee's Name Richard D. Blasher
Mailing Address 172 Berkshire
Manor Circle
Alabaster, AL 35007

Property Address 2814 St. Patrick Pl. Date of Sale _____
Helena, AL 35080 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 171,480

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 2/3 - 114,266

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 9-12-23

Print Jo Ann Blasher

Unattested

(verified by)

Sign Jo Ann Blasher

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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