

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 1<sup>st</sup> 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 convenant 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), 11<sup>TH</sup>

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



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WITNESS:

Dan Blasker
Grantor

Grantor

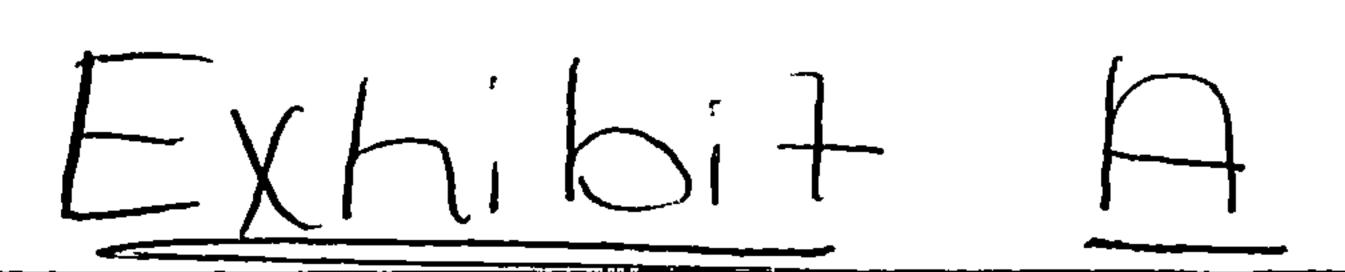
STATE OF ALABAMA)
SHELBLY COUNTY)

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 11<sup>TH</sup> day of SEPTEMBER A.D. 2023.

NOTARY PUBLIC





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## Real Estate Sales Validation Form

i nis	Document must be filed in accordance		
Grantor's Name	Jo Ann Brasher	Grantee's Name	Richard D. Brashe
Mailing Address	172 BerKShire	Mailing Address	122 BELK Shire
	Mandr Circle	3 A 7	Munor air cle
•	Alabaster, AL.350		Alabaster, AL. 350
Property Address	2814 St. Patrick	Pム. Date of Sale	
	Helena, AL, 35080	7 Total Purchase Price	
		or	
•	<del></del>	Actual Value	\$
	Λ.	or ssessor's Market Value	¢ 171.1181
evidence: (check c	e or actual value claimed on this formed on this formed (Recordation of documentary	y evidence is not requir	_
Bill of Sale		Appraisal	· · · · · · · · · · · · · · · · · · ·
Sales Contractor Closing States	<del></del>	Other 7/3—	114, 26/2
Olosing State	1 )C		
	document presented for recordation this form is not required.	on contains all of the re	quired information referenced
	instr	uctions	
	d mailing address - provide the nation of the desir current mailing address.	ame of the person or pe	ersons conveying interest
to property is being	nd mailing address - provide the nag		
Property address -	the physical address of the prope	erty being conveyed, if a	20230912000274880 4/4 \$146.50
Data of Cala the data on which interact to the property was served. Shelby Coty Judge of Probate, AL			Shelby Cnty Judge of Probate, AL 09/12/2023 01:13:07 PM FILED/CERT
	ce - the total amount paid for the position that the instrument offered for record.		y, both real and personal,
conveyed by the in	e property is not being sold, the trunstrument offered for record. This is or the assessor's current market	may be evidenced by a	
excluding current responsibility of va	ded and the value must be determuse valuation, of the property as daluing property for property tax purof Alabama 1975 § 40-22-1 (h).	etermined by the local	official charged with the
l attest, to the bes accurate. I further	t of my knowledge and belief that to understand that any false stateme	the information contained ents claimed on this for	ed in this document is true and may result in the imposition

of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

(verified by)

Unattested

Print Jo Ann Brasher

Sign Ja ann Brasher

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1