


TITLE NOT EXAMINED

  
20230912000274890 1/4 \$72.00  
Shelby Cnty Judge of Probate, AL  
09/12/2023 01:13:08 PM FILED/CERT

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

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WARRANTY DEED, TO INDIVIDUALS

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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), 11<sup>TH</sup>

Shelby County, AL 09/12/2023  
State of Alabama  
Deed Tax:\$40.00



20230912000274890 2/4 \$72.00  
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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 11<sup>TH</sup> day of SEPTEMBER A.D. 2023.

Ka Barber  
NOTARY PUBLIC

# Exhibit A



20230912000274890 3/4 \$72.00  
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Lot No. 24 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer, on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the North right-of-way line of Center Avenue and the West right-of-way line of Cotten Street, said right-of-way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northerly along said right-of-way line of Cotten Street for 161.79 feet to the point of beginning; thence 88 deg. 44 min. 15 sec. left and run Westerly for 179.00 feet; thence 88 deg. 44 min. 15 sec. right and run Northerly for 75.00 feet; thence 91 deg. 15 min. 45 sec. right and run Easterly for 179.00 feet to a point on the Westerly right-of-way line of Cotten Street; thence 88 deg. 44 min. 15 sec. right and run Southerly along said right-of-way line of Cotten Street for 75.00 feet to the point of beginning.

Subject to easements, restrictions and rights-of-way of record.

Legal description furnished by Grantors.



# 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 Brasher  
Mailing Address 172 Berkshire Manor  
Circle  
Alabaster, AL 35007

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

Property Address 1319 - 7th St S.W.  
Alabaster, AL 35007

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 60,000

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 40,000

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 a

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 Brasher

Sign Jo Ann Brasher

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1