

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2023-701

Send Tax Notice To:
BYRON ROBERTSON
2647 Chandalar Lane
Pelham, AL 35124

20231220000364870
12/20/2023 08:52:56 AM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED TWENTY FIVE THOUSAND NINE HUNDRED AND 00/100 (\$325,900.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **EDWARD C. BRASHER, SR., SURVIVING TRUSTEE OF TRUST A, THE SURVIVORS TRUST; TRUST B, THE DECENDANTS TRUST; AND, TRUST C, THE QUALIFIED TERMINABLE INTEREST TRUST, CREATED UNDER THE BRASHER FAMILY TRUST DATED DECEMBER 1, 2000**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **BYRON ROBERTSON**, (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 68, according to the Survey of Chandalar South First Sector, as recorded in Map Book 5, Page 106, in the Probate Office of SHELBY County, ALABAMA.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

\$325,900.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEE herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEE herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR heirs, successors, executors and administrators, covenants with GRANTEE and with GRANTEE heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEE heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS

WHEREOF, said GRANTOR have hereunto set their hands and seals, this the 27th day of November, 2023.

TRUST A, THE SURVIVORS TRUST, TRUST B, THE DECENDENTS TRUST AND TRUST C, THE QUALIFIED TERMINABLE INTEREST TRUST , CREATED UNDER THE BRASHER FAMILY TRUST DATED DECEMBER 1, 2000

By: *Edward C. Brasher*
EDWARD C. BRASHER, SR., SURVIVING TRUSTEE

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

)
)

I, the undersigned, Notary Public in and for said County, in said State, do hereby certify that **EDWARD C. BRASHER, SR., SURVIVING TRUSTEE of TRUST A, THE SURVIVORS TRUST, TRUST B, THE DECENDENTS TRUST AND TRUST C, THE QUALIFIED TERMINABLE INTEREST TRUST , CREATED UNDER THE BRASHER FAMILY TRUST** dated December 1, 2000 is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 27th day of *November*, 2023.



[Signature]
NOTARY PUBLIC

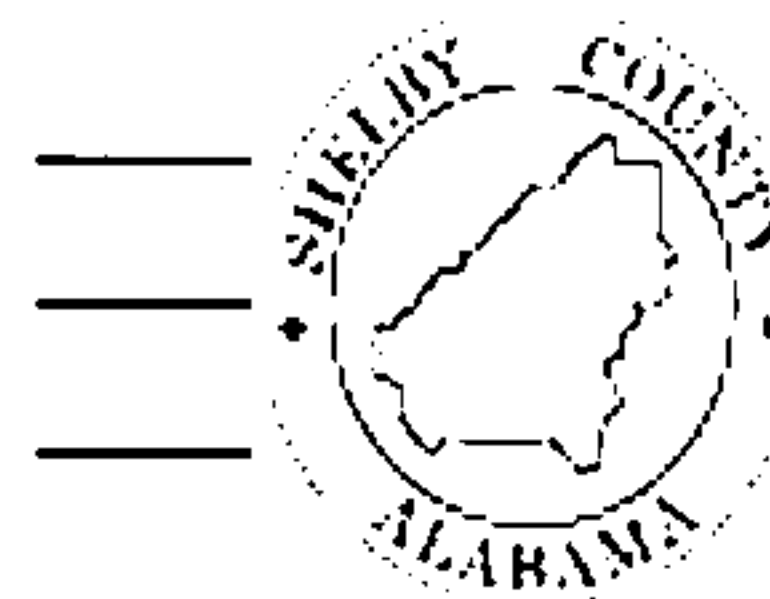
My Commission Expires: _____

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name EDWARD C. BRASHER, SR., TRUSTEE of
THE BRASHER FAMILY TRUST dated December 1, 2000Mailing Address 2647 Chandalar Lane
Pelham, AL 35124Property Address 2647 Chandalar Lane
Pelham, AL 35124Grantee's Name BYRON ROBERTSONMailing Address 2647 Chandalar Lane
Pelham, AL 35124Date of Sale December 19, 2023Total Purchase Price \$325,900.00

Or

Actual Value \$

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 StatementFiled and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/20/2023 08:52:56 AM
\$29.00 JOANN
20231220000364870*Allen S. Byrd*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 12/19/2023 Print Tiffany Crows☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one