

1004 Wyndham Lane  
Helena, AL 35080

This Instrument was Prepared by:

Send Tax Notice To: Christopher M. Coley  
Samantha R. Coley

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-23-29528

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifteen Thousand Dollars and No Cents (\$115,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Joshua Caleb Brasher**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christopher M. Coley and Samantha R. Coley**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


No part of the homestead of the grantor herein or spouse, if any.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor 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 Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of January, 2024.

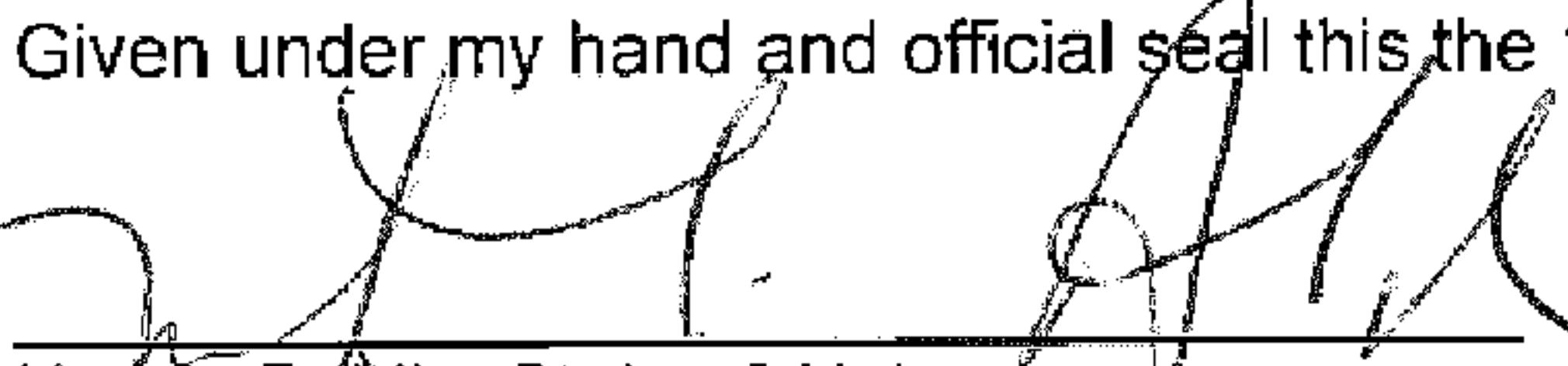
  
Joshua Caleb Brasher

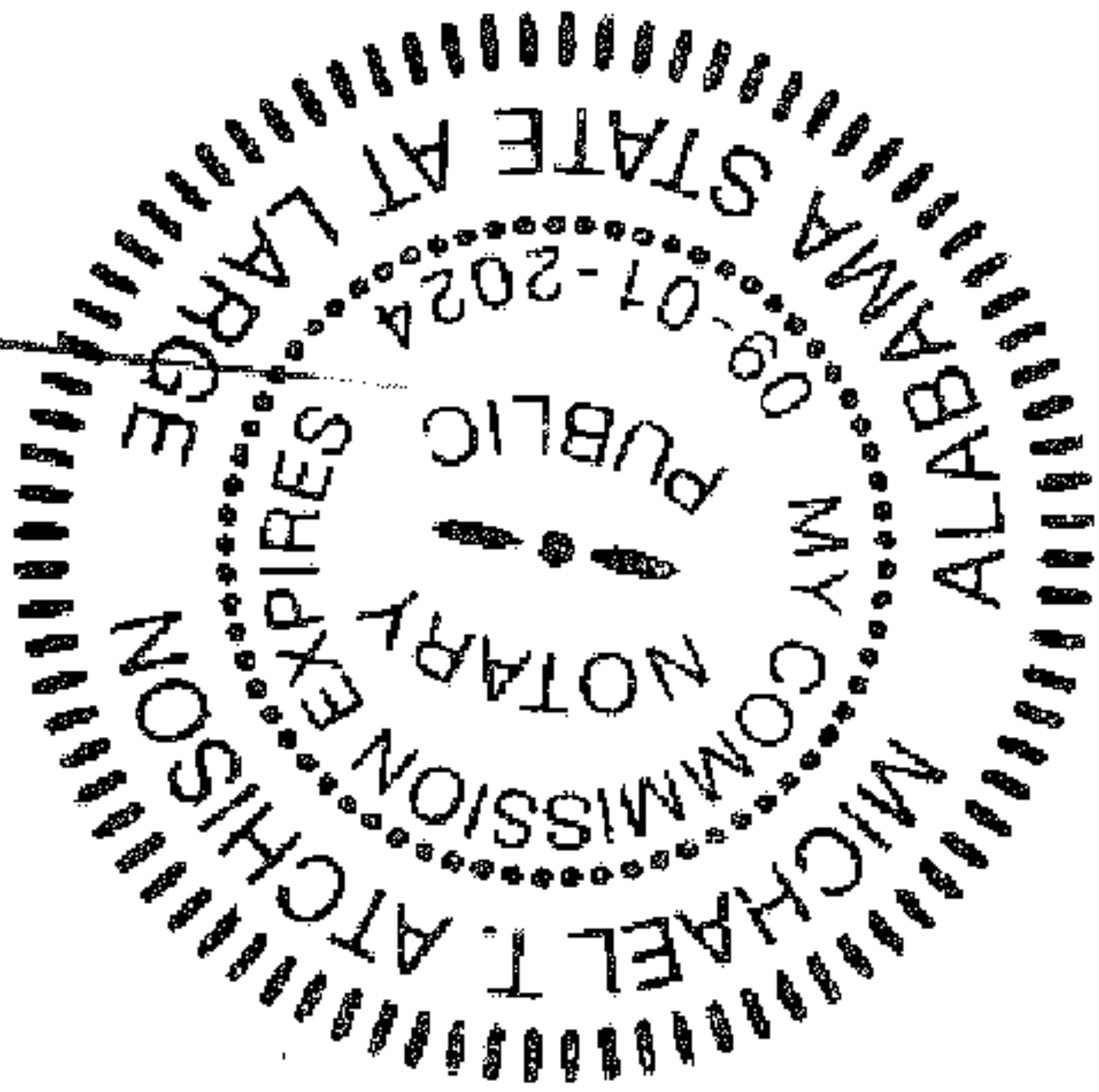
State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Joshua Caleb Brasher, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

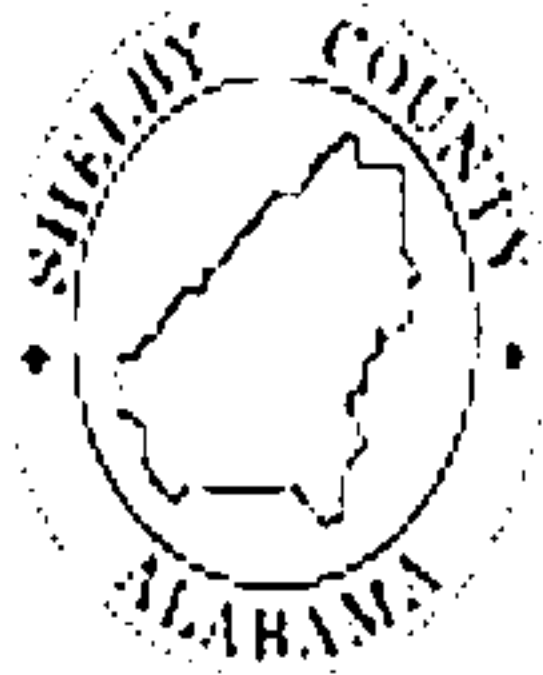
Given under my hand and official seal this the 10th day of January, 2024.

  
Notary Public, State of Alabama  
My Commission Expires: September 01, 2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the NW corner of the NE 1/4 of the SE 1/4 of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama; thence South 01 degrees 18 minutes 39 seconds West a distance of 65.04 feet to the point of beginning; thence continue South 1 degrees 18 minutes 39 seconds West a distance of 204.75 feet; thence South 01 degrees 17 minutes 00 seconds West a distance of 293.85 feet; thence South 00 degrees 41 minutes 07 seconds West a distance of 102.87 feet; thence North 89 degrees 20 minutes 36 seconds East a distance of 1322.45 feet to the Westerly right of way line of Shelby County Highway 305; thence North 05 degrees 36 minutes 53 seconds West and along said right of way line a distance of 275.02 feet, to a curve to the right, having a radius of 330.00 feet, subtended by a chord bearing of North 02 degrees 50 minutes 39 seconds West, and a chord distance of 31.90 feet; thence along the arc of said curve and along said right of way line for a distance of 31.91 feet; thence North 00 degrees 04 minutes 25 seconds West along said right of way line a distance of 39.56 feet to a curve to the left, having a radius of 595.00 feet, subtended by a chord bearing of North 09 degrees 59 minutes 44 seconds West, and a chord distance of 205.05 feet; thence along the arc of said curve and along said right of way line for a distance of 206.07 feet; thence North 19 degrees 55 minutes 04 seconds West and along said right of way line a distance of 14.92 feet to a curve to the left, having a radius of 70.00 feet, subtended by a chord bearing of North 58 degrees 43 minutes 22 seconds West and a chord distance of 87.73 feet; thence along the arc of said curve and along said right of way line for a distance of 94.82 feet; thence South 82 degrees 28 minutes 20 seconds West and along said right of way line a distance of 59.08 feet to a curve to the right, having a radius of 280.00 feet, subtended by a chord bearing of North 85 degrees 06 minutes 35 seconds West and a chord distance of 120.42 feet; thence along the arc of said curve and along said right of way line for a distance of 121.37 feet; thence North 72 degrees 41 minutes 31 seconds West and along said right of way line a distance of 39.23 feet; thence South 84 degrees 26 minutes 40 seconds West and leaving said right of way line a distance of 290.05 feet; thence South 89 degrees 25 minutes 53 seconds West a distance of 661.01 feet to the point of beginning. According to survey of Rodney Y. Shiflett, RLS #21784, dated October 31, 2022.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/10/2024 01:30:57 PM  
 \$143.00 JOANN  
 20240110000008900

*Allie S. Boyd*

### Real Estate Sales Validation Form

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

Grantor's Name	Joshua Caleb Brasher	Grantee's Name	Christopher M. Coley
	<i>2521 Hwy 305</i>		Samantha R. Coley
Mailing Address	<i>Columbiana AL</i>	Mailing Address	<i>1004 Windham Ln</i>
			<i>7 Febene, AL 35080</i>
Property Address	0 Highway 305., #1	Date of Sale	January 10, 2024
	Columbiana, AL 35051	Total Purchase Price	\$115,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 January 09, 2024

Print Joshua Caleb Brasher

Unattested

(verified by)

Sign *Joshua Brasher*  
 (Grantor/Grantee/Owner/Agent) circle one