

This instrument was prepared by:
Mary Stewart Nelson, Esq.
FISH NELSON & HOLDEN, LLC
400 Century Park South, #224
Birmingham, Alabama 35226

Send tax notice to:
Fabian Antonio Iraheta Torres
52809 Hwy 25
Vandiver, AL 35176

State of Alabama
County of Shelby

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
GENERAL WARRANTY DEED

Know All Men by These Presents: That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **James Randall Brasher**, a single man (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Fabian Antonio Iraheta Torres and Elena Ernestina Rivera de Ireheta** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

52809 Hwy 25, Vandiver, AL 35176

See Exhibit A for Legal Description

Tax ID: 04-6-14-0-001-013.000 and 04-6-14-0-001-014.000

Subject to taxes for the year 2023 and subsequent years; mineral and mining rights not owned by the Grantor, and any other easements, rights of way, restrictions, limitations and covenants of record.

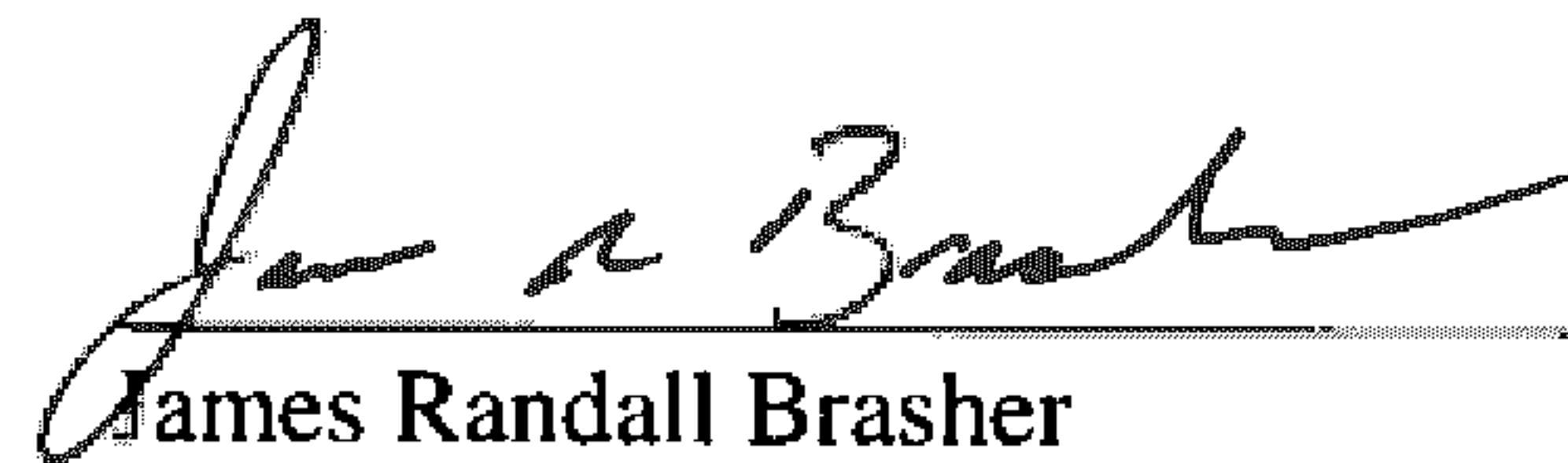
Be it known that \$\$100,800.00 of the purchase price recited above was paid from a mortgage loan closes simultaneously herewith.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated 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

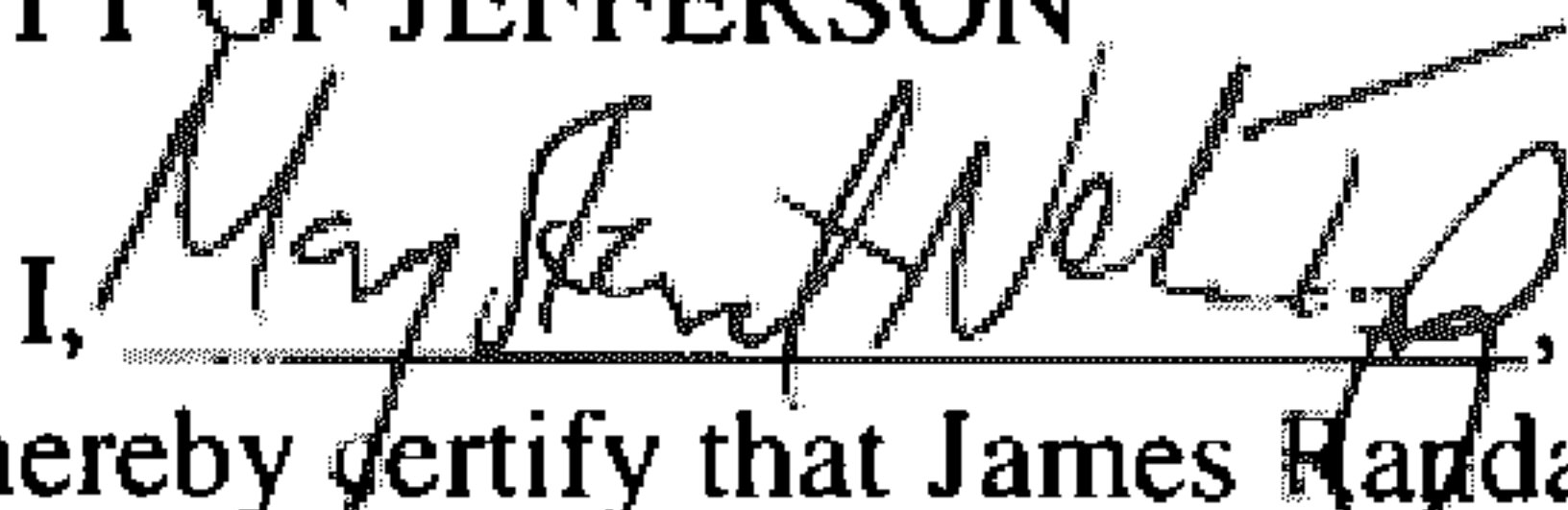
administrators shall warrant and defend the same to the said grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

To Have And To Hold to the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8th day of March, 2024.


James Randall Brasher

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, , a Notary Public in said and for said County, in said State, hereby certify that James Randall Brasher whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of March, 2024.

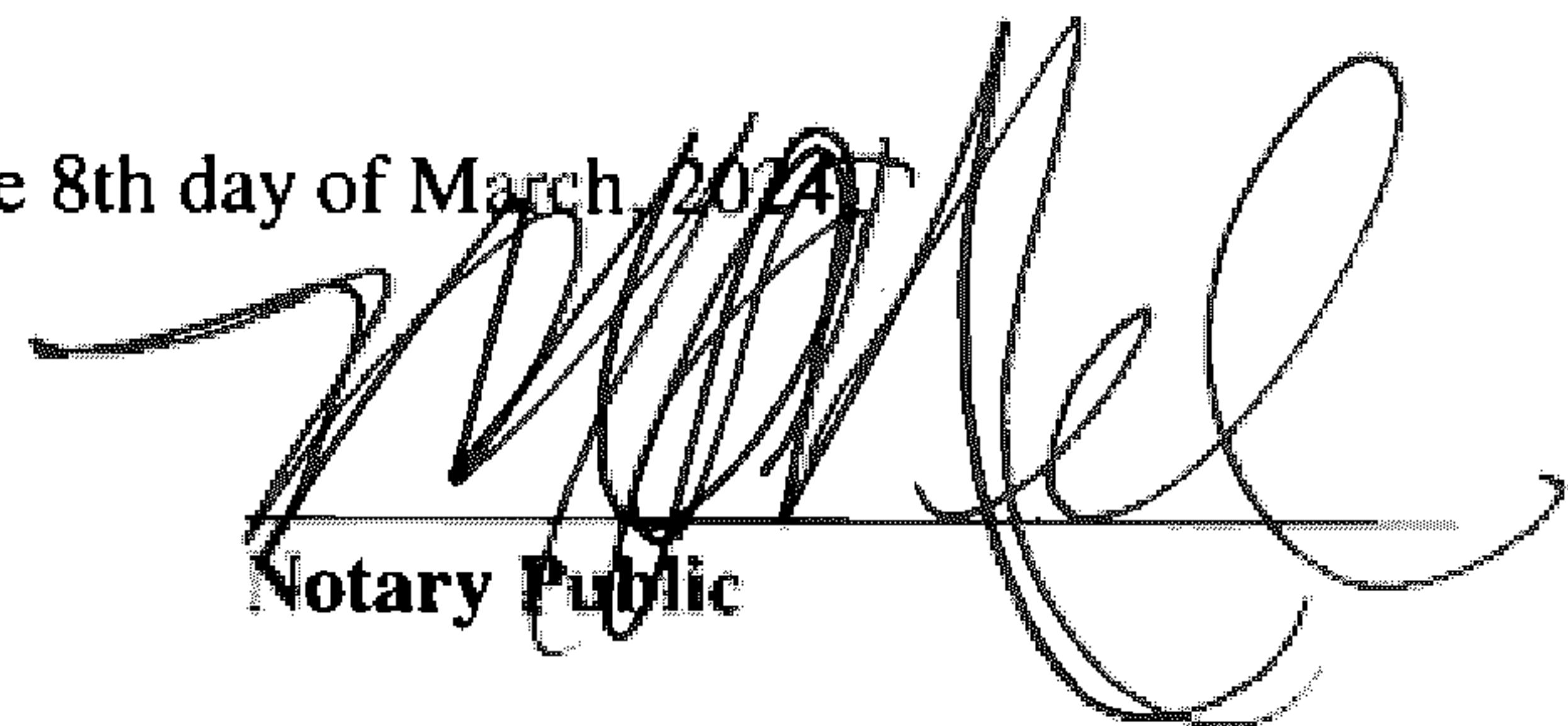

Notary Public

EXHIBIT A

PARCEL 1

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE FOLLOWING COUNTY/COUNTIES SHELBY IN THE STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

A part of the NW 1/4 of NW 1/4 of Section 14, Township 18 South, Range 1 East and being more particularly described as follows:

Commence at the Northwest corner of said 1/4 - 1/4; thence South along the West line of same a distance of 401.00 feet to the Northerly right of way line of a railroad track; thence South 60°30' East along said right of way a distance of 823.90 feet; thence North 27°30' East a distance of 100.00 feet; thence North 35°15' West a distance of 135.00 feet; thence North 23° East a distance of 55.13 feet to the Easterly right of way line of Highway #25 and the Point of Beginning of tract herein described; thence continue along the last named course a distance of 433.87 feet; thence North 50°10' West a distance of 54.37 feet (set 1/2-inch rebar); thence proceed South 63°41'26" West along an agreed boundary line for a distance of 202.33 feet to a point on the Easterly right of way of Alabama Highway No. 25; thence Southerly along the Easterly right of way of Alabama Highway No. 25 to the Point of Beginning.

PARCEL 2

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE FOLLOWING COUNTY/COUNTIES SHELBY IN THE STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

Lot 3, according to the Survey of Vandiver, as recorded in Map Book 3, page 45, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

A part of the NW 1/4 of NW 1/4 of Section 14, Township 18 South, Range 1 East and being more particularly described as follows:

Commence at the Northwest corner of said 1/4-1/4; thence South along the West line of same a distance of 401.00 feet to the Northerly right of way line of a railroad track; thence South 60°30' East along said right of way a distance of 823.90 feet; thence North 27°30' East a distance of 100.00 feet; thence North 35°15' West a distance of 135.00 feet; thence North 23° East a distance of 55.13 feet to the Easterly right of way line of Highway #25 and the Point of Beginning of tract herein described as follows; thence continue along the last described course a distance of 433.87 feet; South 34°18'49" East a distance of 185.15 feet; thence South 04°49'20" East a distance of 188.06 feet; thence North 85°23'40" West a distance of 24.15 feet; thence South 65°46'27" East a distance of 95.00 feet; thence North 24°13'04' West a distance of 210.00 feet; South 24°13'54' West a distance of 10.93 feet; thence Northwest to the Northerly right of way of Highway #25 and to the point of a curve to the Northwest; thence continue in a Northwesterly direction and along the arc of said curve to the right an arc distance of 137.10 feet to the Point of Beginning.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name James Brasher
 Mailing Address 52922 Hwy 25
Vandiver AL
35176

Grantee's Name Fabian + Elena Ircheta
 Mailing Address 52809 Hwy 25
Vandiver AL
35176

Property Address 52809 Hwy 25
Vandiver AL
35176

Date of Sale 3/8/24
 Total Purchase Price \$ 130,000.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/08/2024 01:19:09 PM
 \$60.50 BRITTANI
 20240308000064410



Ann S. Byrd

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

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 3/8/24

Print Mary Stewart Nelson Thompson

Sign _____

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1