



20240318000074050 1/4 \$116.50
Shelby Cnty Judge of Probate, AL
03/18/2024 02:20:34 PM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, and in order to create a joint tenancy with right of survivorship, the undersigned Larry Brasher, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Larry Brasher and wife, Rita R. Brasher (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the SW corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 20 South, Range 1 West; thence run Northerly along the West line thereof for 34.48 feet to the point of beginning; thence continue last described course for 486.90 feet to a fence; thence 79 deg. 04 min. 50 sec. right run Northeasterly along said fence for 603.36 feet; thence 87 deg. 43 min. 36 sec. right run Southeasterly along a fence for 417.36 feet; thence 67 deg. 34 min. 28 sec. left run Southeasterly along a fence for 138.87 feet; thence 74 deg. 18 min. 30 sec. right run Southerly along a fence for 177.87 feet to the center of a 30 foot easement; thence 70 deg. 45 min. right run Southwesterly along said easement for 120.46 feet; thence 7 deg. 14 min. right continue along said easement for 88.51 feet; thence 3 deg. 26 min. right continue along said easement for 186.74 feet; thence 9 deg. 49 min. 52 sec. left run along said easement for 55.52 feet; thence 77 deg. 17 min. 08 sec. left run Southerly for 15.38 feet; thence 77 deg. 17 min. 08 sec. right run Westerly for 92.49 feet; thence 8 deg. 16 min. 25 sec. right run 62.77 feet; thence 15 deg. 45 min. 25 sec. right run 68.08 feet; thence 10 deg. 36 min. 42 sec. right run 67.99 feet; thence 4 deg. 48 min. 42 sec. left continue Westerly for 61.47 feet; thence 25 deg. 38 min. 22 sec. left run South easterly for 61.97 feet; thence 16 deg. 57 min. left run 39.36 feet to the northerly right of way for Shelby County Road No. 49; thence 54 deg. 04 min. 40 sec. right run Northwesterly along said right of way for 37.05 feet; thence 125 deg. 55 min. 20 sec. right run Northeasterly for 65.56 feet; thence 16 deg. 57 min. right run 59.31 feet; thence 11 deg. 02 min. 10 sec. right run 23.96 feet to a fence; thence 87 deg. 26 min. 31 sec. left run Northerly along said fence for 34.35 feet; thence 7 deg. 40 min. 40 sec. left run 56.31 feet; thence 17 deg. 16 min. left continue along said fence for 45.73 feet; thence 8 deg. 34 min. left run Northwesterly for 73.25 feet to the point of beginning; being situated in Shelby County, Alabama. Containing 10.56 acres according to the survey and plat of Thomas E. Simmons, LS# 12945, dated April 3, 1995.

Shelby County, AL 03/18/2024
State of Alabama
Deed Tax: \$85.50



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LESS AND EXCEPT the parcel of land conveyed to Dale Dewayne New by deed recorded as Instrument # 20180416000127180 in the Probate Office of Shelby County, Alabama.

Subject to an easement for ingress, egress, and utilities over and across the existing road or drive along the Southern boundary line of the above described property, said road or drive leading Easterly from Shelby County Highway No. 49, as reserved in deed recorded as Instrument # 1995-14152 in the Probate Office of Shelby County, Alabama.

Also subject to an easement to use the southernmost part of the above described property to install and maintain a septic tank, field lines, and other associated facilities for the benefit of adjoining property lying south of the above described property, as reserved in deed recorded as Instrument # 1995-14152 in the Probate Office of Shelby County, Alabama.

Also subject to all liens, easements, restrictions, and encumbrances now existing on said property, including right-of-way granted to Shelby County by instrument recorded in Deed Book 207, page 22, in the Probate Office of Shelby County, Alabama; easements set out in Instrument #1994-32346, Instrument #1994-32344, Instrument #1994-32345, and Instrument #1994-34342, all in the Probate Office of Shelby County, Alabama; and encroachment of fence along west line as shown by survey of Thomas E. Simmons, dated April 3, 1995.

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 GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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 persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

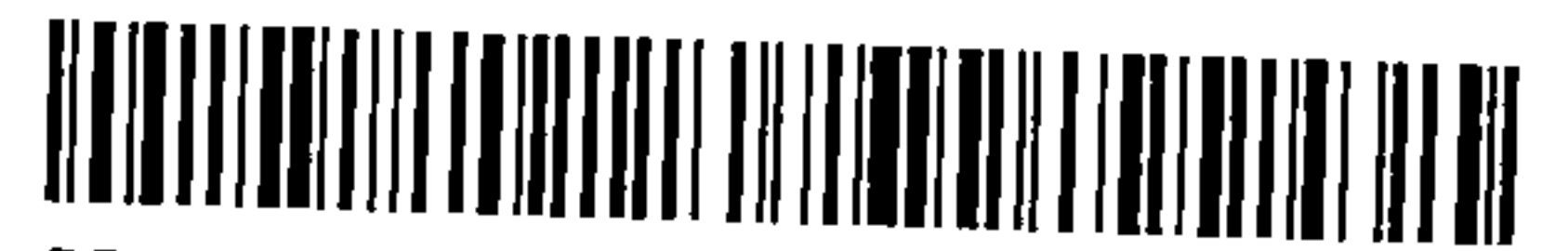
18

day of March, 2024.

Larry Brasher

STATE OF ALABAMA

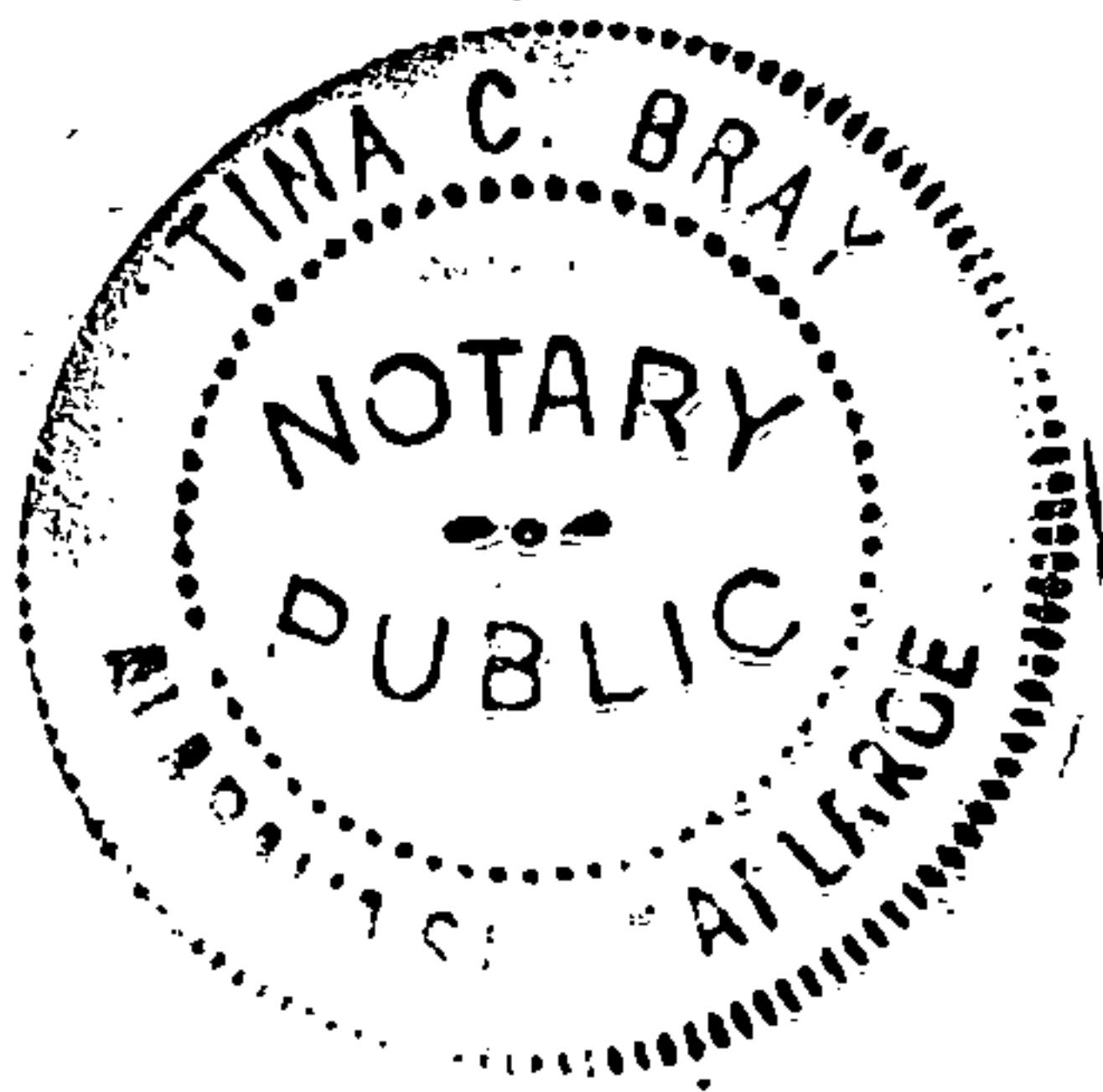
SHELBY COUNTY



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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Brasher, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of March, 2024.



Notary Public

My commission expires: 7-27-27

Real Estate Sales Validation Form

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

Grantor's Name Larry Brasher
Mailing Address 37 Longhorn Lane
Columbiana, AL 35051

Grantee's Name Larry Brasher & Rita R. Brasher
Mailing Address 37 Longhorn Lane
Columbiana, AL 35051

Property Address 37 Longhorn Lane
Columbiana, AL 35051

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ 85,215.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other 1/2 assessor's current market value
☐ 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 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 3-18-2024

Print Larry Brasher

Sign _____

Larry Brasher

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1



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