

Property Address:

484 Highway 83

Harpersville, AL 35078

Grantee's Address:

484 Hwy 83

Harpersville, AL 35078

DEEDS 1/4

WARRANTY DEED

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TWO HUNDRED NINETEEN THOUSAND AND 00/100 (\$219,000.00), and other good and valuable consideration in hand paid to Jonathan Gill, a married individual, and Daniel Holcombe, a married individual, (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Lawrence Joshua Brasher (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Commence at a 1" pipe in place being the Southeast corner of the Northwest one-fourth of the Southeast one-fourth of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 88 degrees 16 minutes 26 seconds West along the South boundary of said quarter-quarter section for a distance of 1043.33 feet to a point on the easterly right of way of Shelby County Highway No. 83; thence proceed North 35 degrees 12 minutes 50 seconds West along the Easterly right of way of said highway for a distance of 577.21 feet to a 1/2" rebar in place, said point being the point of beginning and said point also being located in the centerline of a 20 foot ingress and egress easement being existing easement B non-exclusive easement for ingress and egress. From this beginning point, continue North 35 degrees 12 minutes 50 seconds

West along the easterly right of way of said highway for a distance of 140.36 feet; thence proceed North 03 degrees 45 minutes 46 seconds East along a Court Decreed Boundary line (Case No. CV-2001-984) for a distance of 95.53 feet; thence proceed South 88 degrees 03 minutes 24 seconds East for a distance of 455.73 feet; thence proceed South 01 degree 44 minutes 25 seconds West for a distance of 70.59 feet to a point in the centerline of said easement B being 10 feet in equal width on each side of the following described line; thence proceed South 78 degrees 04 minutes 01 second West along the centerline of said easement for a distance of 24.46 feet; thence proceed South 73 degrees 21 minutes 51 seconds West along the centerline of said easement for a distance of 91.66 feet; thence proceed South 69 degrees 57 minutes 21 seconds West along the centerline of said easement for a distance of 101.02 feet; thence proceed

South 70 degrees 21 minutes 07 seconds West along the centerline of said easement for a distance of 137.72 feet, thence proceed South 74 degrees 28 minutes 22 seconds West along the centerline of said easement for a distance of 43.91 feet to the point of beginning which is also the termination of said easement.

The above described land is located in the Northwest one-fourth of the Southeast one-fourth and the Northeast one-fourth of the Southwest one-fourth of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama.

Prior Deed Reference: Instrument # 20200220000069040

NOTE: The above-recited real estate constitutes as no part of the homestead of the Grantor(s) and/or their spouse(s).

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

\$226,227.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

For ad valorem tax purposes only, the address for the above described property is 484 Highway 83 Harpersville, AL 35078.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 9th of April, 2024.

Jonathan Gill by Daniel Holcombe, his attorney in fact
Jonathan Gill by Daniel Holcombe, his Attorney-In-Fact

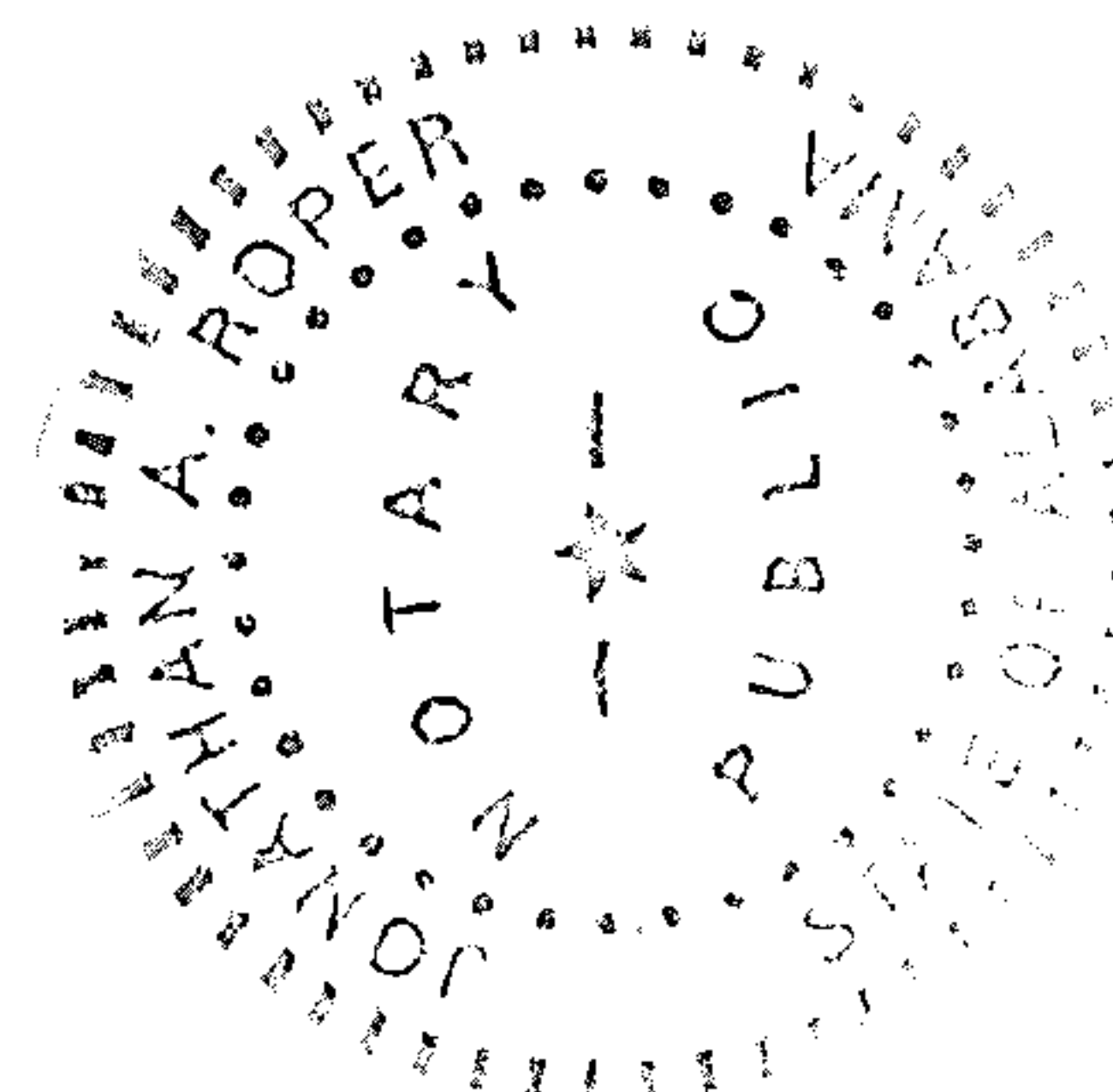
Daniel Holcombe
Daniel Holcombe

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Daniel Holcombe and Daniel Holcombe whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of April, 2024.

[Signature]
Notary Public
My Commission Expires: 3-19-25



DOCUMENT PREPARED BY:
Jonathan Roper, esq.
135 Gemini Circle, Ste 212
Birmingham, AL 35209

AFTER RECORDING RETURN TO:
Roper and Wilson, LLC
135 Gemini Circle, Ste 212
Birmingham, AL 35209

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

Grantor's Name Jonathan Gill
 Mailing Address 484 Highway 83
Harpersville, AL 35078

Grantee's Name Lawrence Joshua Brasher
 Mailing Address 484 Highway 83
Harpersville, AL 35078

Property Address 484 Highway 83
Harpersville, AL 35078

Date of Sale April 9, 2024

Total Purchase Price \$219,000.00

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)

☐ 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 4-9-24

Print Jonathan Gill

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/09/2024 03:00:54 PM
 \$32.00 BRITTANI
 20240409000102140

Allen S. Byrd

Form RT-1