

Send Tax Notice to:
Juston D. Cutcher and Jessica H.
Cutcher
418 4th Street
Helena, AL 35080

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-24-2455

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED THIRTY SIX THOUSAND AND 00/100 (\$236,000.00) and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned Robin England Brashier, an unmarried woman, (herein referred to as "Grantor," whether one or more), whose mailing address is

P.O. Box 36, Helena, AL 35080

by Juston D. Cutcher and Jessica H. Cutcher (herein referred to as "Grantee," whether one or more), whose mailing address is

418 4th Street, Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) does, by these presents, grant, bargain, sell, and convey unto Grantees, as Joint Tenants with Right of Survivorship, the following described real property, which has a mailing address of 418 4th Street, Helena, AL 35080, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$224,200.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

Co-grantee with survivorship, Herman I. Brashier, died on 03/12/2014, and predeceased Robin England Brashier. Herman I. Brashier and Herman Ivan Brashier are one and the same person.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hand and seal, this 10th day of May, 2024.

Robin England Brashier
Robin England Brashier by Tyra B. Cutcher, Attorney-In-Fact
by Tyra B. Cutcher, Attorney-In-Fact
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public, hereby certify that Tyra B. Cutcher, whose name is signed as Attorney in Fact for Robin England Brashier 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, she, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 10th day of May, A. D. 2024.

Melody J Sutton
Notary Public
Melody J Sutton
Printed Name
My Commission Expires: 03-14-27



EXHIBIT A**Property 1:**

A part of Lot 3 Block 13 according to Joseph Squire's map of the Town of Helena Alabama in #19130402000000010, being more particularly described as follows: Begin at the NW corner of said Lot 3, said point being on the West line of Section 15, Township 20, Range 3 West and being 499.5 feet more or less South of the 1/2 mile post of said Section: from said beginning point run East along the North line of said Lot 3 a distance of 130.8 feet to the West line of 4th Street: thence run along said street in a Southerly direction 25 feet to an angle in said street: thence continue along the West line of said street South 19 deg. 10 min East 25 feet; thence West and parallel with the North line of said Lot 3, a distance of 138.9 feet more or less to the West line of said Section 15; thence North along mid Section line 50 feet to the point of beginning; the same being situated in the NW 1/4 of the SW 1/4 of Section 15, Township 20, Range 3 West.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2024 11:17:51 AM
\$40.00 PAYGE
20240517000147060

Allen S. Bayl

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