


*This instrument was prepared by:*  
*Kendra Beauchamp, Attorney-at-Law*  
*Address: 107 North Main Street/PO Box 604*  
*Columbiana, AL 35051*

Send tax notice to:  
Christian B. Kendrick  
1818 Highway 303  
Shelby, AL 35143

STATE OF ALABAMA     )  
SHELBY COUNTY         )

  
20250219000049230 1/5 \$64.50  
Shelby Cnty Judge of Probate, AL  
02/19/2025 01:06:53 PM FILED/CERT

WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of \$30,475.00 and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the grantee or grantees herein, the receipt of which is acknowledged, I, Sarah Brasher Kendrick a married woman, (hereinafter referred to as Grantor), and Rebecca Brasher Sturm, a married woman (Life Estate) do grant, bargain, sell, and convey unto Christian Brasher Kendrick and Shelby Wren Kendrick (hereinafter referred to as Grantees) as joint tenants with rights of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 1 of Brasher Kendrick Family Subdivision as recorded in Map Book 61, page 11 in the Office of the Judge of Probate in Shelby County, Alabama.

The above-described property constitutes no part of the homestead of either Grantor, Sarah Brasher Kendrick and her spouse, or Rebecca Brasher Sturm and her spouse. Life estate retained by Rebecca Brasher Sturm in deed dated April 20, 2017 (instrument #: 20170518000174270) is hereby terminated by the signing of this deed on Lot 1 of Brasher Kendrick Family Subdivision as recorded in Map Book 61, page 11 in the Office of the Judge of Probate in Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators, covenant with said Grantee, his/hers heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, his/her heirs, executors, and assigns forever, against the lawful claims of all persons.

This instrument prepared in accordance with Code of Alabama 1975, Section 10A-20-2.06

Shelby County, AL 02/19/2025  
State of Alabama  
Deed Tax: \$30.50



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Shelby Cnty Judge of Probate, AL  
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Warranty Deed, Page 2

Physical Address of Property:

1813 Highway 303  
Shelby, AL 35143

Grantor's Name/Address: Sarah Brasher

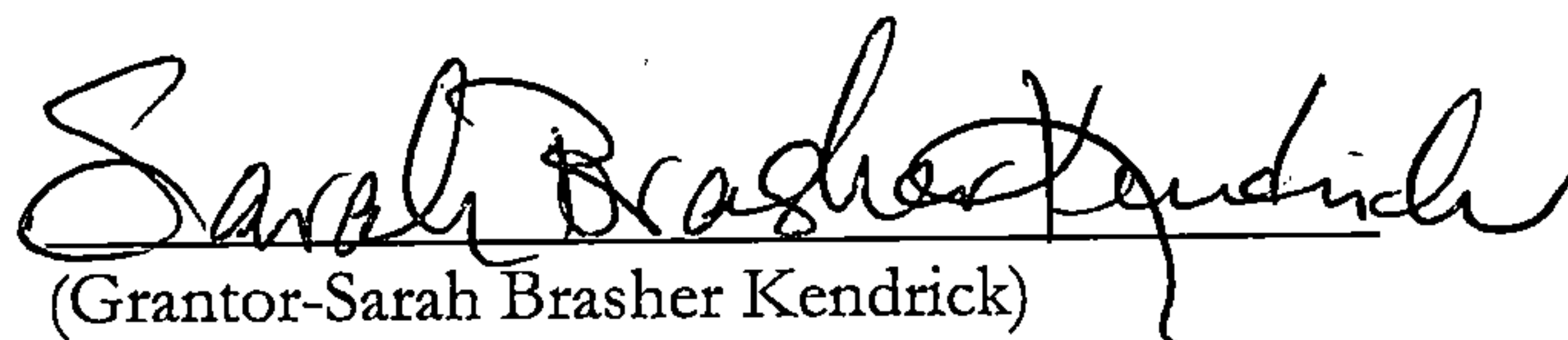
Kendrick  
1818 Highway 303  
Shelby, AL 35143

Grantee's Name/Address:

Christian Brasher Kendrick and Shelby Wren  
Kendrick  
1818 Highway 303  
Shelby, AL 35143

Actual Purchase Price or Actual Value of  
Property (as evidenced by documentation  
attached): \$30,475.00+/-

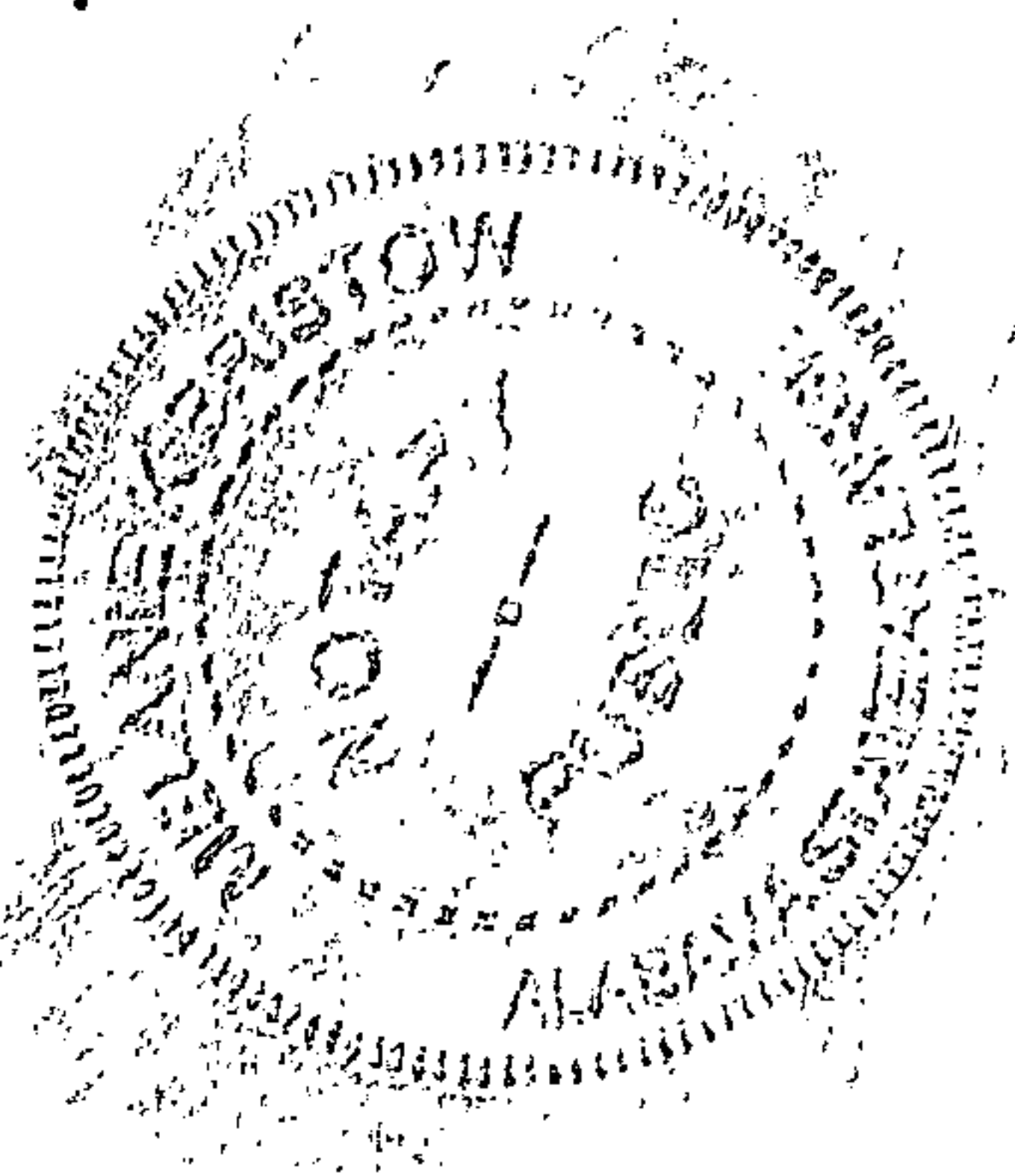
IN WITNESS WHEREOF, I have hereto set my hand and seal this the 19<sup>th</sup> day of  
February, 20 25.

  
(Grantor-Sarah Brasher Kendrick)

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify  
that ~~Sarah Brasher Kendrick~~, 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/she executed the same voluntarily on the day the same bears date. Given under my hand and  
official seal this 19<sup>th</sup> day of February, 20 25.

  
Notary Public (Comm. Exp. 01/31/2028)



IN WITNESS WHEREOF, I have hereto set my hand and seal this the 19<sup>th</sup> day of February, 20 25.



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Rebecca Brasher Sturm  
(Rebecca Brasher Sturm)

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rebecca Brasher Sturm, 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/she executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 19<sup>th</sup> day of February, 20 25.

Melanie K Bristow  
Notary Public (Comm. Exp. 01/31/2028)





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## Real Estate Sales Validation Form

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

Grantor's Name Sarah Brasher Kendrick Grantee's Name Christian Brasher  
Kendrick and Shelby Wren  
Kendrick

Mailing Address  
1818 Highway 303  
Shelby, AL 35143

Mailing Address  
1818 Highway 303  
Shelby, AL 35143

Property Address 1813 Highway 303  
Shelby, AL 35143

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

Or

Actual Value \$ \_\_\_\_\_

Or

Assessor's Market Value \$30,475.00

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 tax assessed value

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.



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Warranty Deed, Page 5

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.

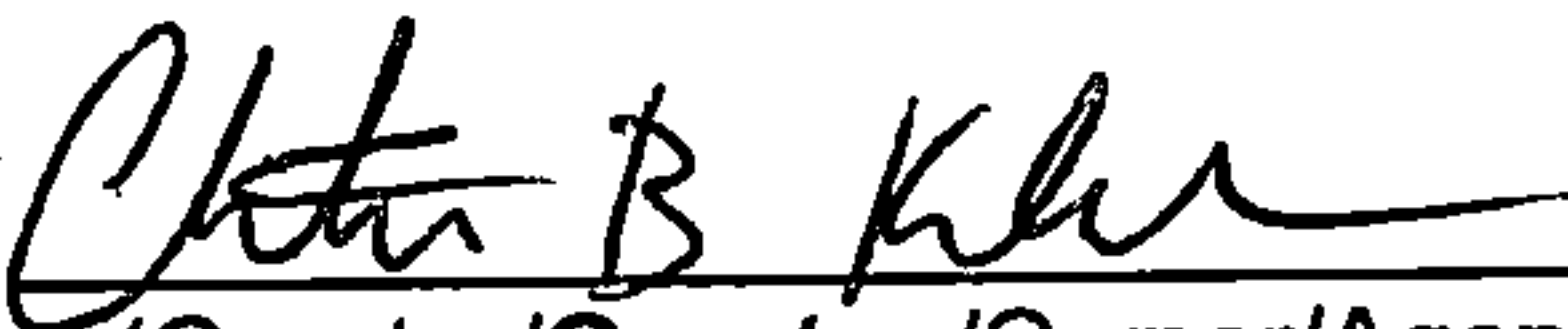
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 02/19/2025

Print Christian B. Kendrick

           Unattested

Sign   
(Grantor/Grantee/Owner/Agent)

(verified by)

circle one

**Form RT-1**