

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Eric Dern
1064 Springfield Drive
Chelsen, AL 35043

STATE OF ALABAMA
SHELBY COUNTY

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FORTY FIVE THOUSAND AND 00/100 (\$45,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **William Brock Brashier and Natalie Brashier, husband and wife** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Eric Dern** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land located in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 6, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, being a found 2 $\frac{1}{2}$ " open top; thence run South 00 degrees, 00 minutes, 00 seconds West along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 438.47 feet to an iron pin set with a SSI cap; thence run North 72 degrees, 06 minutes, 15 seconds West for a distance of 172.47 feet to an iron pin set with a SSI cap on the Easterly right-of-way line of Shelby County Highway 32; thence run North 17 degrees, 53 minutes, 45 seconds East along said right-of-way line for a distance of 401.58 feet to an iron pin set on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$; thence run North 85 degrees, 20 minutes, 38 seconds East for a distance of 40.86 feet to the point of beginning. Said parcel of land containing 43,560 square feet or 1.0 acre.

Being one and the same property as:

Lot 1, Brashier Subdivision, according to the plat of survey of Brashier Subdivision, recorded in Map Book 61, Page 35, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 4th day of April, 2025.

X 
 William Brock Brashier

X 
 Natalie Brashier

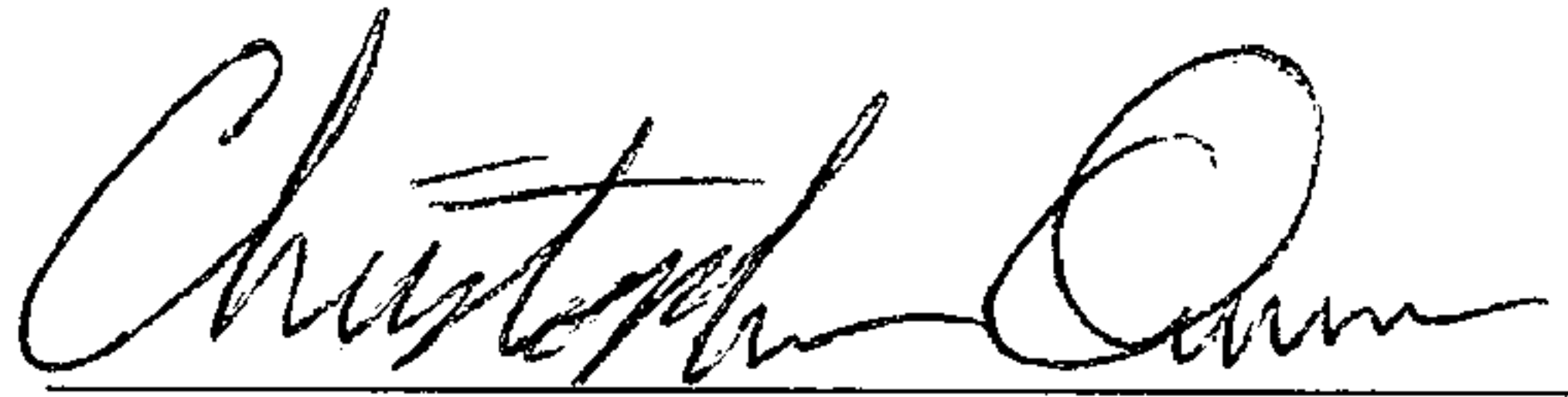
STATE OF ALABAMA
 Shelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **William Brock Brashier and Natalie Brashier**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of April, 2025.



Notary Public

My Commission Expires: 7/13/25

CHRISTOPHER OWENS

Notary Public, Alabama State at Large

My Commission Expires July 13, 2025

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

File#: E-7388

Grantor's Name William Brock Brashier and Natalie BrashierGrantee's Name Eric DernMailing Address 2292 County Road 32
Columbiana, AL 35051Mailing Address 1064 Springfield Drive
Chelsea, AL 35043Property Address 0 Highway 32
Columbiana, AL 35114Date of Sale April 4, 2025Total Purchase Price \$45,000.00

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 April 4, 2025

Print: Justin Smitherman

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
 04/04/2025 10:05:42 AM
 \$73.00 PAYGE
 20250404000101290

Allen S. Bayl

Form RT-1