

CLERK'S DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20250416000113640 1/4 \$95.00
Shelby Cnty Judge of Probate, AL
04/16/2025 11:02:35 AM FILED/CERT

KNOWN ALL MEN BY THESE PRESENTS, that on February 27, 2025 the Circuit Court of Shelby County Alabama entered an Order in civil action number 58-CV-2024-900730.00 whereby any and all interest that Defendant Ernest Eugene Brasher, his spouse, heirs, devisees, successors, assigns and any other person or entity claiming under Ernest Eugene Brasher, irrespective of the nature of such claim, had in and to the property with the address of 115 Hwy 469, Sterrett, AL 35147 and parcel number 05 4 19 3 001 033.000 were foreclosed and terminated, and ownership of said property was ordered to be transferred to Plaintiff Eljay Properties, LLC as Grantee.

NOW, THEREFORE, in consideration of the premises, and pursuant to Ala. Code 40-10-197, I, _____, Clerk of the Circuit Court of Shelby County, Alabama, by virtue of the authority vested by said decree of said Court hereby convey unto **Eljay Properties, LLC** in fee simple all the right, title, claim and interest of Earnest Eugene Brasher, in the following described real estate situated in Shelby County, Alabama, to wit:

**BEG S COR BLK B CRUMES MAP OF STERRETT BK 11 P 332 TH SW 60'SE 175'(S) E 125' N
355' TH SW 280'(S) TO POB**

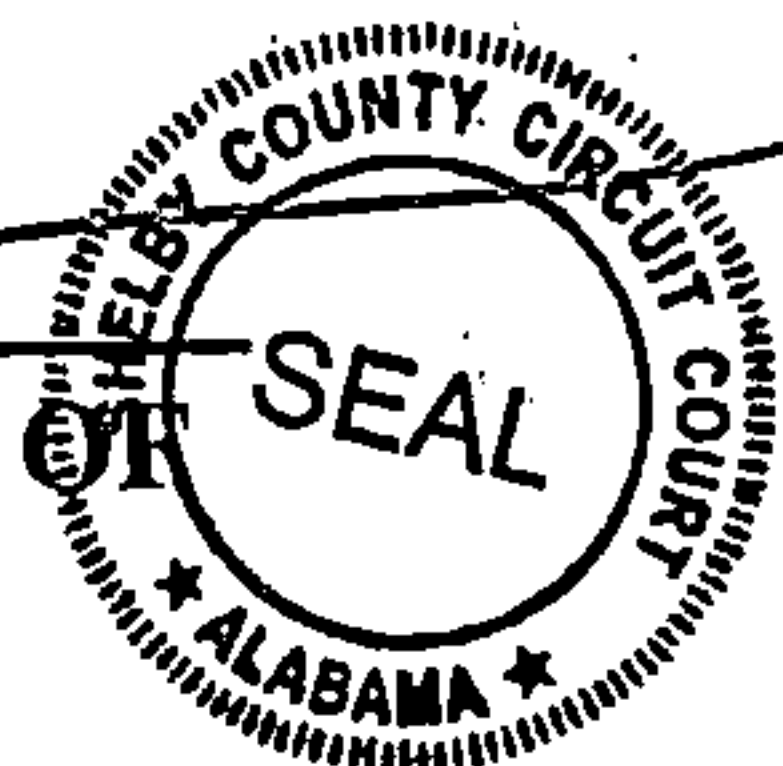
Parcel Number: 05 4 19 3 001 033.000

TO HAVE AND TO HOLD unto Eljay Properties LLC in fee simple absolute.

This instrument is executed without covenants of any character, express or implied, and the execution thereof shall not in any circumstances impose any liability on the undersigned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal as Clerk of said Circuit Court, at my office in Shelby County, Alabama this 14th day of April, 2025.

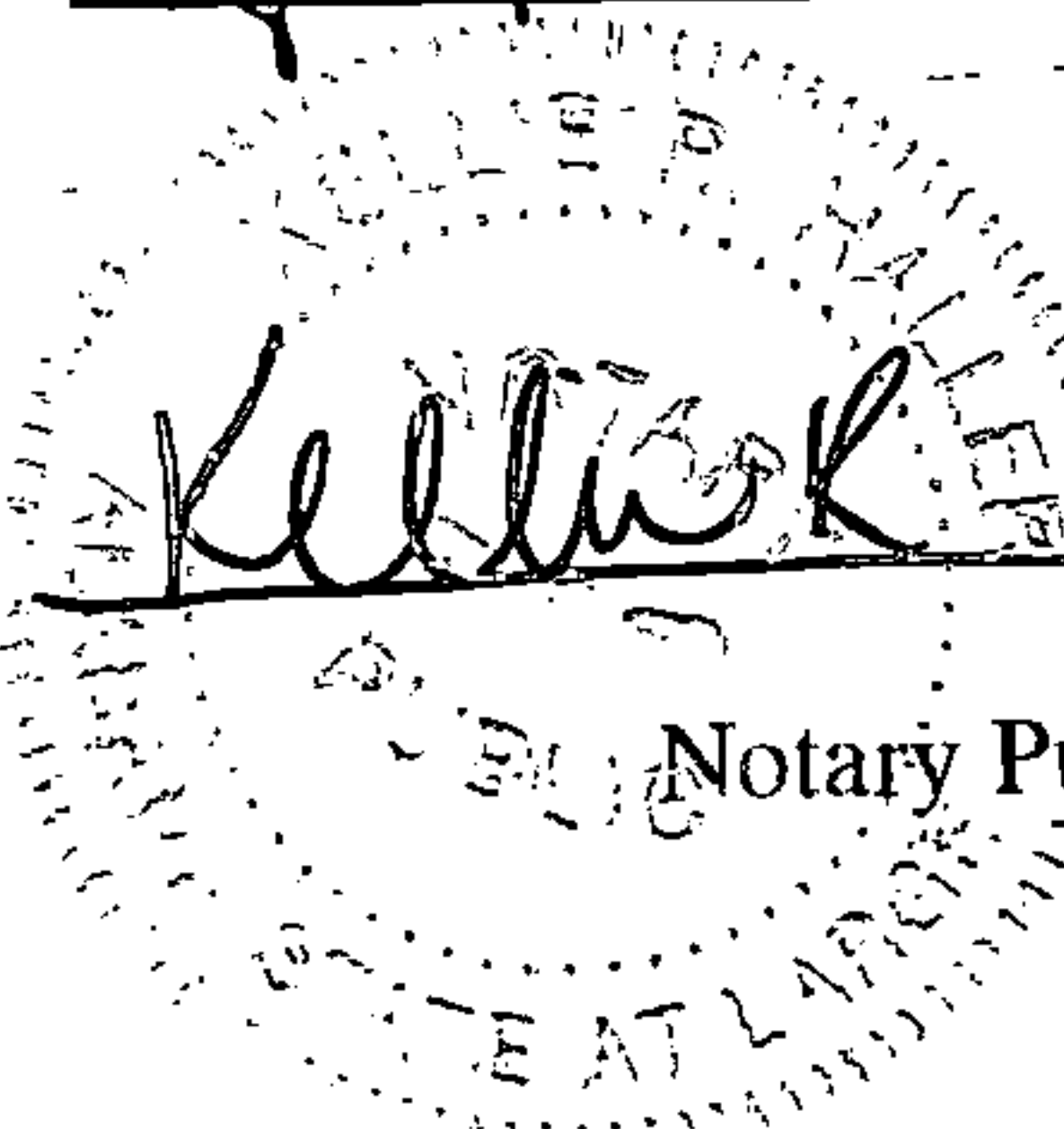
Mary H. Harris
**CLERK OF THE CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA**



STATE OF ALABAMA)
SHELBY COUNTY)

I, Notary Public hereby certify that Mary H. Harris 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 this 14th day of April, 2025.



Kellie R. Hall

Notary Public

My Commission Expires

10/20/27



ELECTRONICALLY FILED
4/14/2025 3:34 PM
58-CV-2024-900730.00
CIRCUIT COURT OF
SHELBY COUNTY, ALABAMA
MARY HARRIS, CLERK

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

ELJAY PROPERTIES LLC,
Plaintiff,

V.

BRASHER ERNEST EUGENE,
Defendant.

) Case No.: CV-2024-900730.00



20250416000113640 2/4 \$95.00
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AMENDED ORDER

The court hereby AMENDS its order entered on February 27, 2025 (Doc. 17) as follows:

This cause came before the court for default testimony on the 15th day of October 2024. After testimony from Plaintiff Eljay Properties LLC, by its owner Lonnie Judson Polk, establishing the requirements of Ala. Code § 40-10-197, IT IS HEREBY ORDERED as follows:

1. Any and all interest that Defendant Ernest Eugene Brasher, his spouse, heirs, devisees, successors, assigns and any other person or entity claiming under Defendant, irrespective of the nature of such claim, has in and to the property with the address of 115 Hwy 469, Sterrett, AL 35147 and parcel number 05 4 19 3 001 033.000 (the "Property") are hereby foreclosed and terminated.

2. The Clerk of Court is directed to execute and deliver a clerk's deed in compliance with Ala. Code § 40-10-197(g) that conveys and transfers ownership of the Property to Plaintiff Eljay Properties, LLC. Said Property being more specifically described as follows:



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**BEG S COR BLK B CRUMES MAP OF STERRETT BK 11 P 332 TH SW 60'SE 175'(S) E 125'
N 355' TH SW 280'(S) TO POB**

Said deed shall be delivered to the mailing address of Plaintiff's counsel, P.O. Box
548, Helena, AL 35080.

3. Court costs taxed as paid.

DONE this 14th day of April, 2025.

/s/ JONATHAN A. SPANN
CIRCUIT JUDGE

Real Estate Sales Validation Form

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

Grantor's Name MARY HARRIS
Mailing Address 101 - COURT HOUSE
COLUMBIANA, AL

Grantee's Name EL JAY PROPERTIES LLC
Mailing Address 1100 - TWIN PINES RD
STERETT, AL 35147

Property Address 115 - Hwy 469
STERETT, AL 35147

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 63,510.00



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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
☐ 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 4/16/25

Print LEBOK

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1