

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
*Joyce Brasher Gardner*  
*4300 Hwy 11*  
*Pelham AL 35124*

**QUITCLAIM DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Faith Madison Gardner, a Single* woman (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Joyce Brasher Gardner* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

**SUBJECT TO:**

- 1. Ad valorem taxes due and payable October 1, 2025.
- 2. Easements, restrictions, rights of way, and permits of record.

Grantor herein is a devisee under the Estate of Norman Michael Brasher, PR-2024-000877, Probate Office, Shelby County, Alabama.

**TO HAVE AND TO HOLD** to said **GRANTEE** forever.

Given under my hand and seal, this 17<sup>th</sup> day of April, 2025.

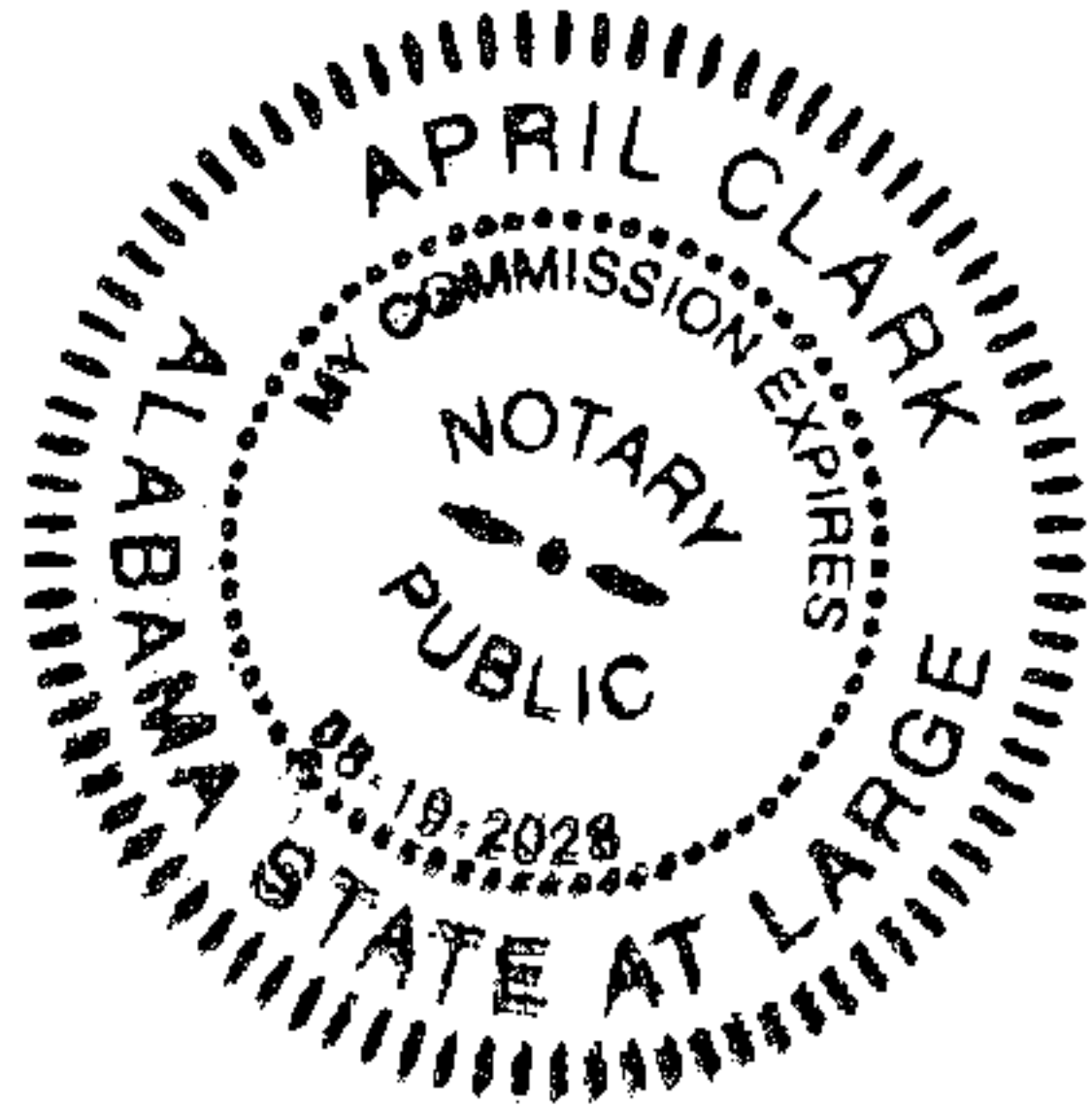
*Faith Madison Gardner*  
**Faith Madison Gardner**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Faith Madison Gardner*, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of April, 2025.

*April Clark*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 8-19-28



**EXHIBIT A—LEGAL DESCRIPTION****Parcel 1**

Commence at the SW corner of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  Section 20, Township 20S, Range 2W; thence N 89 deg. 43 min. 34 sec. E and run 472.48 feet; then N 26 deg. 03 min 20 sec E and run 161.71 feet to the POINT OF BEGINNING; thence continue along last described course 210.0 feet; thence S 61 deg. 40 min E and run 208.71 feet to the POINT OF BEGINNING.

Also an easement for ingress, egress and utilities being described as follows:

Commence at the SW corner of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  Section 20, Township 20 S, Range 2W; thence northerly along west line of said  $\frac{1}{4}$   $\frac{1}{4}$  section run 538.7 feet to the SE ROW of County Road 11; thence N 51 deg 25 min 14 sec E and run 141.89 feet along said SE ROW to the POINT OF BEGINNING (said point being on centerline of said 20' easement); thence along said centerline run S34 deg. 39 min 13 sec E for 46.7 feet; thence S 48 min 20 sec E and run along centerline 209.94 feet; thence S 50 deg 50 min 40 sec E and run along centerline 123.89 feet; thence S38 deg 23 min 29 sec E and run 61.91 feet to the end of said easement. Said point being on the NW line of above described property.

**Parcel 2**

Lot 1, according to the map of Brasher Estates, as recorded in Map Book 50, Page 93, Probate Office, Shelby County, Alabama.

**Parcel 3**

Lot 3, according to the map of Brasher Estates, as recorded in Map Book 50, Page 93, Probate Office, Shelby County, Alabama.

**Parcel 4**

Commence at the Southwest corner of the N.W.  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$ , Section 20, T.S. 20S, R2W, Shelby County, Alabama and run thence N 3°-27'-17" W along the West line of said  $\frac{1}{4}$   $\frac{1}{4}$  a distance of 538.65' to a point on the Southerly right of way line of Shelby County Highway No. 11, Thence run N 51°-27'-41" E along said right of way line a distance of 791.98' to the point of Beginning of the property being described, Thence continue along last described course a distance of 253.87' to a point on the Westerly line of a proposed road, Thence run S 54°-00'-00" E along said Westerly line of said proposed road a distance of 126.77' to the P.C. of a curve to the left having a central angle of 21°-48'-12" and a radius of 530.0', Thence continue along said curve an arc distance of 201.69' to the P.T. of said curve, Thence run S 33°-15'-49" E a distance of 257.39' to a point, Thence run N 83°-39'-47" W a distance of 181.32' to a point, Thence run N 87°-04'-06" W a distance of 119.50' to a point, Thence run S 72°-35'-53" W a distance of 144.73' to a point, Thence run N 38°-32'-19" W a distance of 298.85' to the point of beginning, c

Parcel 5

A part of the N.W. 1/4-N.E. 1/4 and the N.E. 1/4-N.E. 1/4, of Section 20, T.S. 20S, R2W, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the S.W. corner of the N.W. 1/4 of the N.E. 1/4, Section 20, Township 20 South, Range 2 West, Shelby County, Alabama, and run thence N 3°-27'-17" W along the West line of said quarter-quarter a distance of 538.65' to a point on the Southeasterly right of way line of Shelby County Highway No. 11, Thence run N 51°-27'-41" E along said highway right of way line a distance of 791.98' to a point, Thence run S 38°-32'-19" E a distance of 298.85' to a point, Thence run N 72°-35'-53" E a distance of 144.73' to a point, Thence run S 87°-04'-06" E a distance of 119.50' to a point, Thence run S 83°-39'-47" E a distance of 187.22' to a point, Thence run S 69°-04'-55" E a distance of 105.82' to a point, Thence run S 46°-06'-04" E a distance of 196.67' to a point, Thence run S 53°-08'-09" E a distance of 310.16' to a point, Thence run S 37°-15'-41" E a distance of 208.00' to a point, Thence run 51°-45'-15" E a distance of 205.73' to a point on the Northerly edge of a dirt road and on the Northwesternly right of way line of the Seaboard Coast Line Railroad, Thence run S 41°-38'-24" W along said railroad right of way line a distance of 207.62' to a point on the said right of way line and the South line of the N.E. 1/4-N.E. 1/4 of Section 20, Thence run S 89°-49'-41" W along the said South line of the N.E. 1/4-N.E. 1/4 and the N.W. 1/4-N.E. 1/4 of Section 20 a distance of 1,855.00' to the point of beginning,

Less and except that portion previously conveyed to N. Michael Brasher and Kelli Brasher as recorded in Real Book 265, Page 838, Probate Office, Shelby County, Alabama.

Less and except that portion of above described property previously conveyed to Joyce Brasher Gardner in Inst. No. 2001-49849, Probate Office, Shelby County, Alabama.

Parcel 6

Begin at the SW Corner of the SW 1/4 of the NW 1/4 of Section 21, Township 20 South, Range 2 West; thence run Easterly along the South line of said 1/4-1/4 section, 1137.71'; thence turn 93°05'21" left and run Northerly, 710.43'; thence turn 87°24'58" left and run Westerly, 388.76'; thence turn 14°33'14" right and run Northwesternly, 241.37'; thence turn 53°27'55" left and run Southwesterly, 96.57'; thence turn 38°54'41" right and run 148.00'; thence turn 87°24'58" right and run Northerly 718.94'; thence turn 73°27'37" left and run Northwesternly, 433.85'; thence turn 13°49'03" right and run Northwesternly 89.94'; thence turn 88°18'17" left and run Southwesterly 86.17'; thence turn 45°20'40" right and run Southwesterly 342.81' to a point on the Southeast Right-of-Way of CSX Railroad; thence turn 34°54'54" left and run Southwesterly along said Right-of-Way, 138.44' to a point on the South line of the NE 1/4 of the NE 1/4 of Section 20, Township 20 South, Range 2 West; thence turn 131°48'30" left and run Easterly along the South line of said 1/4-1/4 section, 637.11' to the SE Corner of said 1/4-1/4 section; thence turn 87°38'17" right and run Southerly, 1318.28' along the West line of the SW 1/4 of the NW 1/4 of Section 21, Township 20 South, Range 2 West to the Point of Beginning.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/18/2025 01:47:24 PM  
 \$314.00 JOANN  
 20250418000116540

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name	<u>Faith Madison Gardner</u>	Grantee's Name	<u>Joyce Brasher Gardner</u>
Mailing Address	<u>4300 Hwy 11</u> <u>Pelham AL</u> <u>35124</u>	Mailing Address	<u>4300 Hwy 11</u> <u>Pelham AL</u> <u>35124</u>
Property Address	<u>Hwy 11</u> <u>Pelham</u>	Date of Sale	<u>4-17-25</u>
		Total Purchase Price \$	
		or	
		Actual Value	\$
		or	
		Assessor's Market Value \$	<u>283,000.00</u>

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 value 1/2

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 \_\_\_\_\_

Print Faith Madison Gardner

Unattested

(verified by)

Sign

Faith Madison Gardner  
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1