

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

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED EIGHTY THOUSAND DOLLARS AND ZERO CENTS (\$280,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *The Estate of Norman Michael Brasher, PR-2024-000877, Probate Office Shelby County, Alabama* (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.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of April, 2025.

Joyce Brasher Gardner Personal Representative

The Estate of Norman Michael Brasher
PR-2024-000877, Probate Office Shelby
County, Alabama.
Joyce Brasher Gardner, Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Joyce Brasher Gardner as Personal Representative of The Estate of Norman Michael Brasher, PR-2024-000877, Probate Office Shelby County, Alabama*, 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 17th day of April, 2025.

April Clark

Notary Public
My Commission Expires: 8-19-28

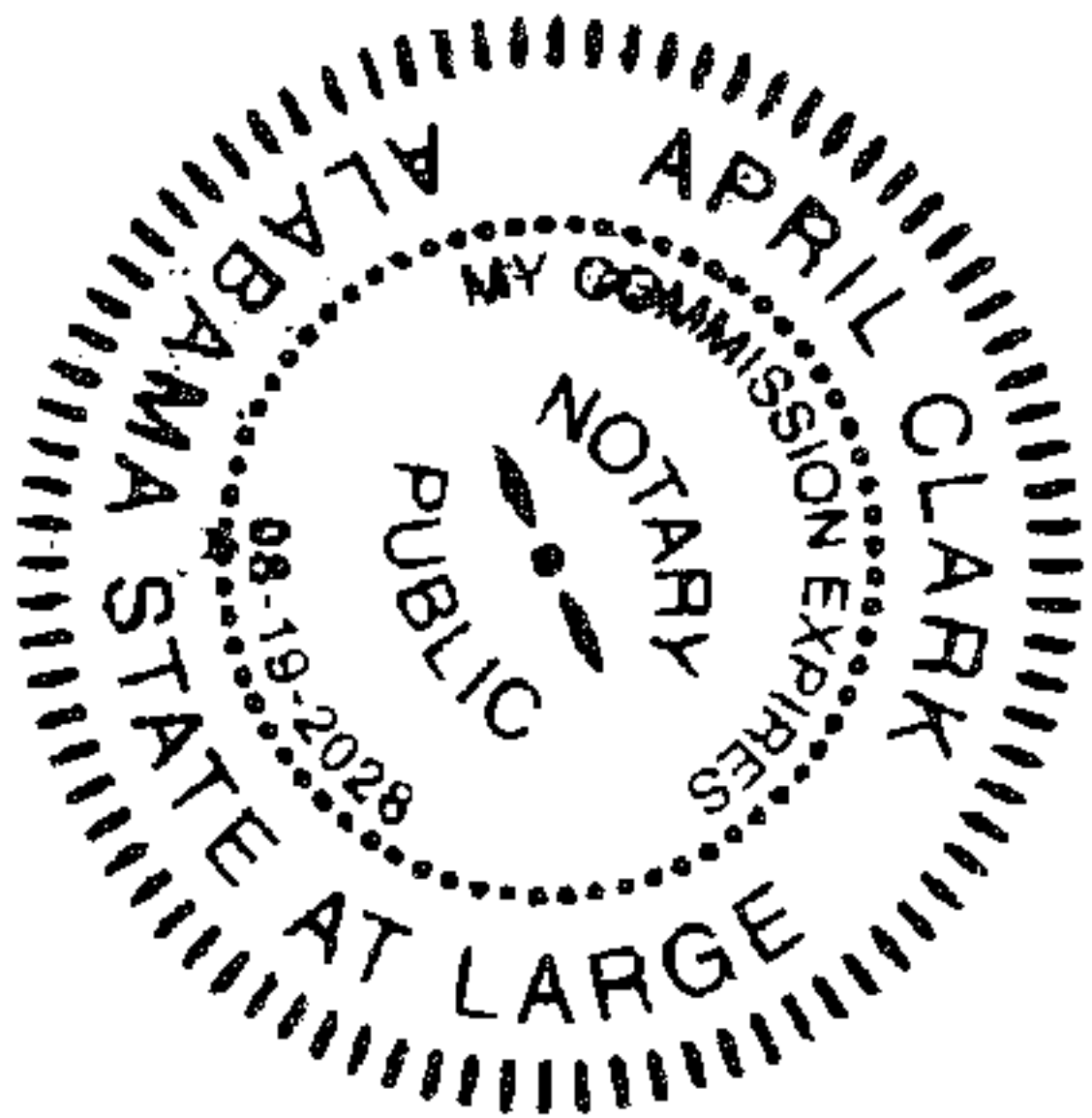
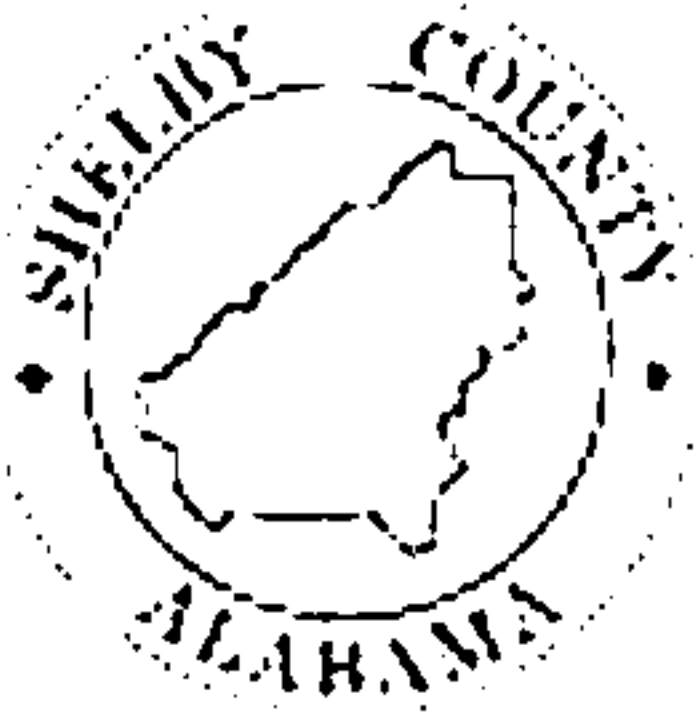


EXHIBIT A—LEGAL DESCRIPTION

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.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/18/2025 01:47:25 PM
 \$308.00 JOANN
 20250418000116550

Allen S. Beyl

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>Joyce Brasher Gardner</u>	Grantee's Name	<u>Joyce Brasher Gardner</u>
Mailing Address	<u>4300 Hwy 11</u> <u>Prichard, AL</u> <u>35124</u>	Mailing Address	<u>4300 Hwy 11</u> <u>Prichard, AL</u> <u>35124</u>
Property Address	<u>4200 Hwy 11</u> <u>Prichard, AL</u> <u>35124</u>	Date of Sale	<u>4-17-24</u>
		Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	<u>280,000.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Tax Value</u>
<input type="checkbox"/> 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 _____

Print _____

Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1