

**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 **TWENTY SEVEN THOUSAND DOLLARS AND ZERO CENTS (\$27,000.00)**, 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 and Joyce Brasher 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 DESCRIPTON.**

**SUBJECT TO:**

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

Norman Michael Brasher and Joyce Brasher Gardner are all the heirs at law of Norman Brasher, having died April 3, 2002 and Jewel Brasher, having died December 20, 2012.

**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 17<sup>th</sup> day of April, 2025.

*Joyce Brasher Gardner*  
**Joyce Brasher Gardner**

*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, and Joyce Brasher Gardner* whose names are 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

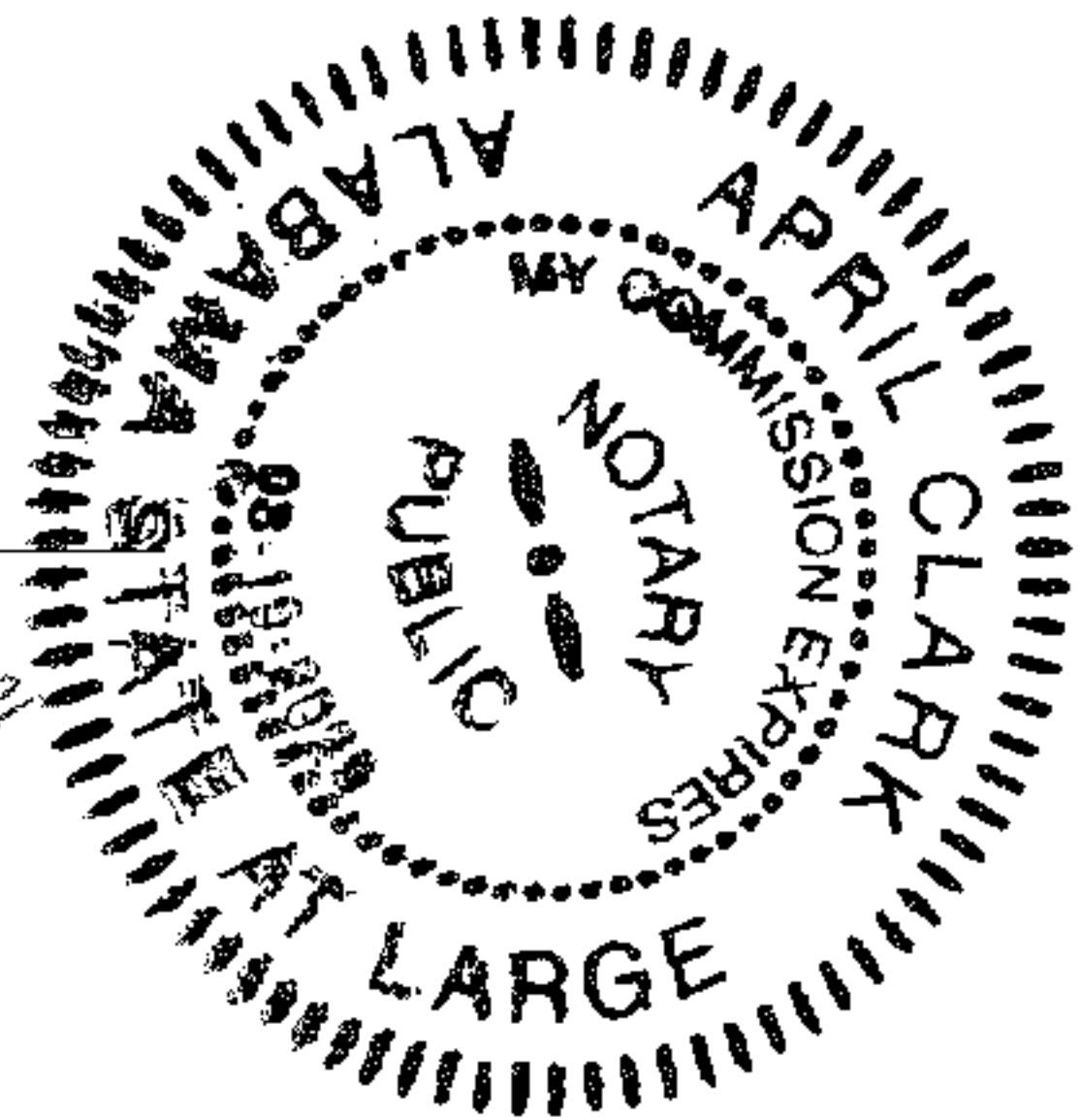


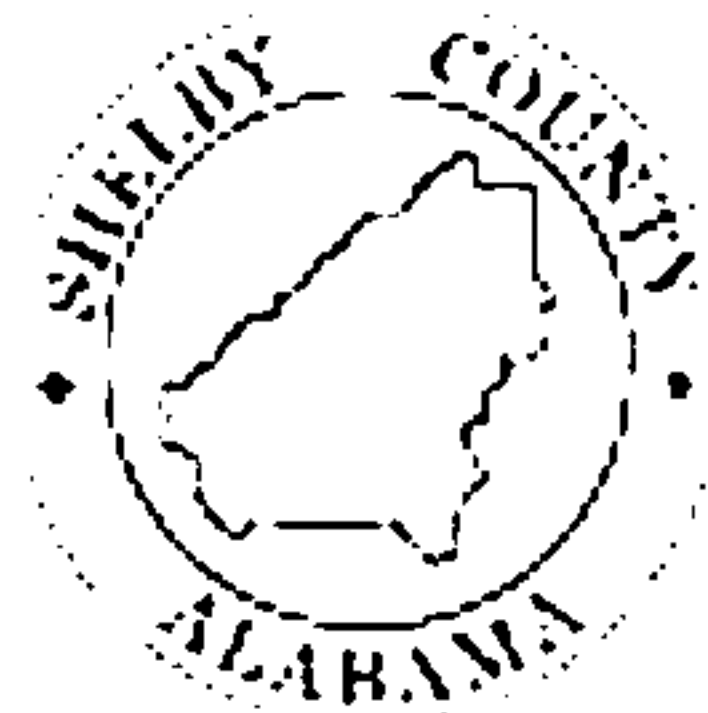
EXHIBIT A - LEGAL DESCRIPTION

Commence at the Southwest corner of the N.W. 1/4 of the N.E. 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 1/4 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 2

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 Northwesterly, 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 Northwesterly, 433.85'; thence turn 13°49'03" right and run Northwesterly 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**  
**04/21/2025 10:42:50 AM**  
**\$56.00 BRITTANI**  
**20250421000117260**

*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>Toyle Brasher 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>Vacant</u>	Date of Sale	<u>4-17-75</u>
		Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	<u>27,000.00</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

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