



20250714000212840 1/4 \$262.50
Shelby Cnty Judge of Probate, AL
07/14/2025 12:10:18 PM FILED/CERT

This instrument was prepared by:

Joan E Brasher

53464 Hwy 25

Vandiver, AL 35176

Once recorded, return to:

Joel D Brasher

423 N Lake Rd

Birmingham, AL 35242

This Space for Recorder's Use Only.

Alabama Quitclaim Deed

State of Alabama, County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

\$500 monthly US Dollars (\$ 500) in hand, paid to

Joan E Brasher,

with an address of

53464 Hwy 25 Vandiver, AL 35176

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to

Joel Dwayne Brasher,

with an address of

423 N Lake Rd Birmingham, AL 35242

(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 04 1 11 0 001 056.000

The property identified herein ☒ is **-OR-** ☐ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Joel D Brasher

Address: 423 N Lake Rd Birmingham, AL 35242




Shelby County, AL 07/14/2025
State of Alabama
Deed Tax: \$231.50

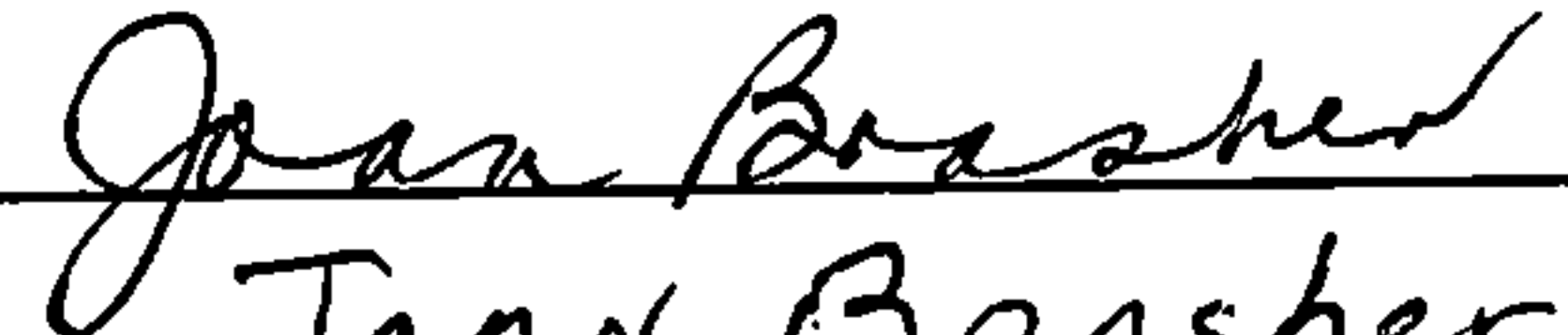



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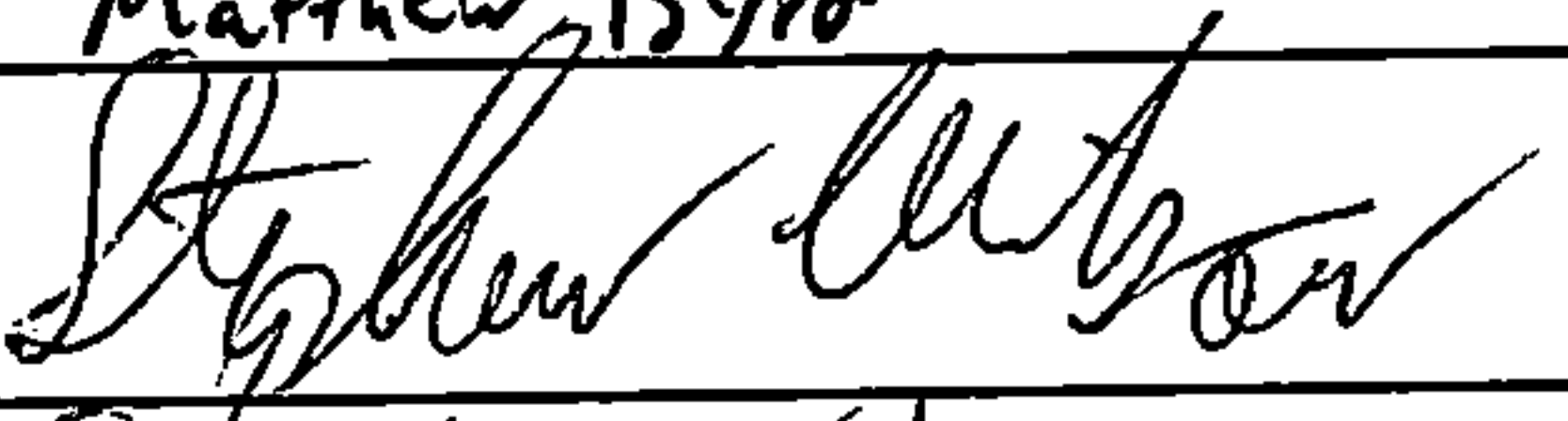
TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantee Signature:  Date: 06/25/2025
Printed Name: Joel D Brasher

Grantor Signature:  Date: 06/25/2025
Printed Name: JOAN BRASHER

1st Witness Signature:  Date: 6/25/25
Printed Name: Matthew Byrd

2nd Witness Signature:  Date: 6/25/25
Printed Name: Stephen Wilson



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NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Alabama)

County of Shelby)

On June 25, 2025 before me, Amy M Kozlek,
personally appeared Joel Brasher,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Alabama that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Signature Amy M Kozlek

Printed Name Amy M Kozlek

My Commission Expires 9/8/2026

Property address:
53464 Hwy 25 Vandiver, AL 35176
FMV #231,420

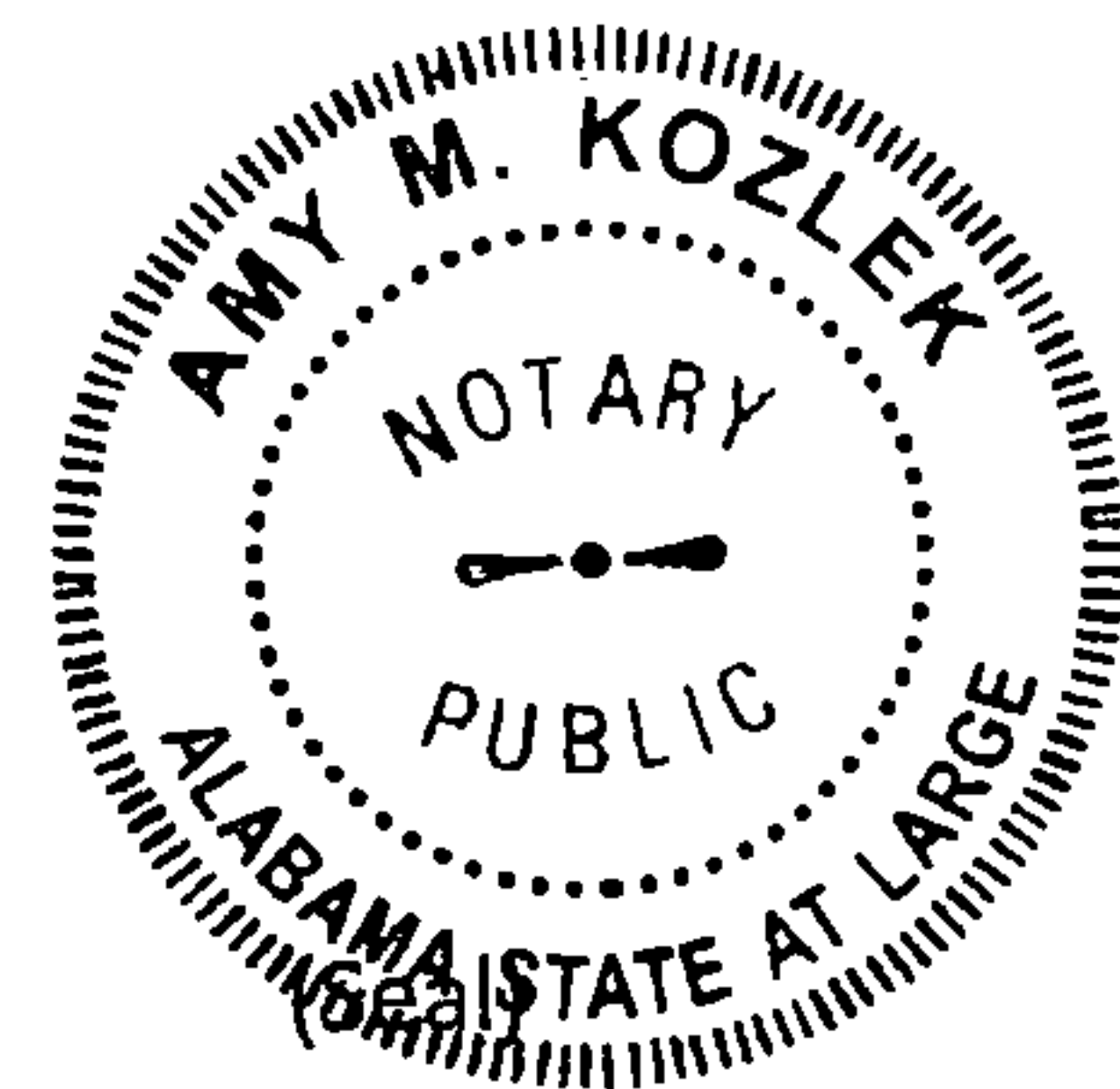


Exhibit A



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Using as a point of beginning the NW corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ Section II Township 18 South Range 1 East Huntsville Meridian, Shelby County, Alabama. Coming South 39 $\frac{1}{4}$ feet to Leeds and Vandiver Highway Going in a South East direction along the highway at a 56 $\frac{1}{4}$ degree angle 150 feet. This land to which this deed is given now begins. It runs parallel to this highway. Go directly North 516 feet to the line. Then West 50 feet; then South 516 feet to the beginning point of this deed.