



20250918000287160 1/6 \$37.00
Shelby Cnty Judge of Probate, AL
09/18/2025 01:06:07 PM FILED/CERT

This instrument was prepared by: Grantor

Joan E Brasher
53464 Hwy 25
Vandiver, Al 35176

Once recorded, return to: Grantee

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





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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.

Grantor Signature: Joan Brasher Date: 9/10/25
Printed Name: JOAN BRASHER

Grantee
Grantor Signature: Joel D Brasher Date: 9/10/25
Printed Name: JOEL D BRASHER

1st Witness Signature: Matthew Byrd Date: 9/10/25
Printed Name: MATTHEW BYRD

2nd Witness Signature: Stephen Wilson Date: 9/10/25
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 09/10/2025 before me, the undersigned notary public,
personally appeared Joel D. 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.

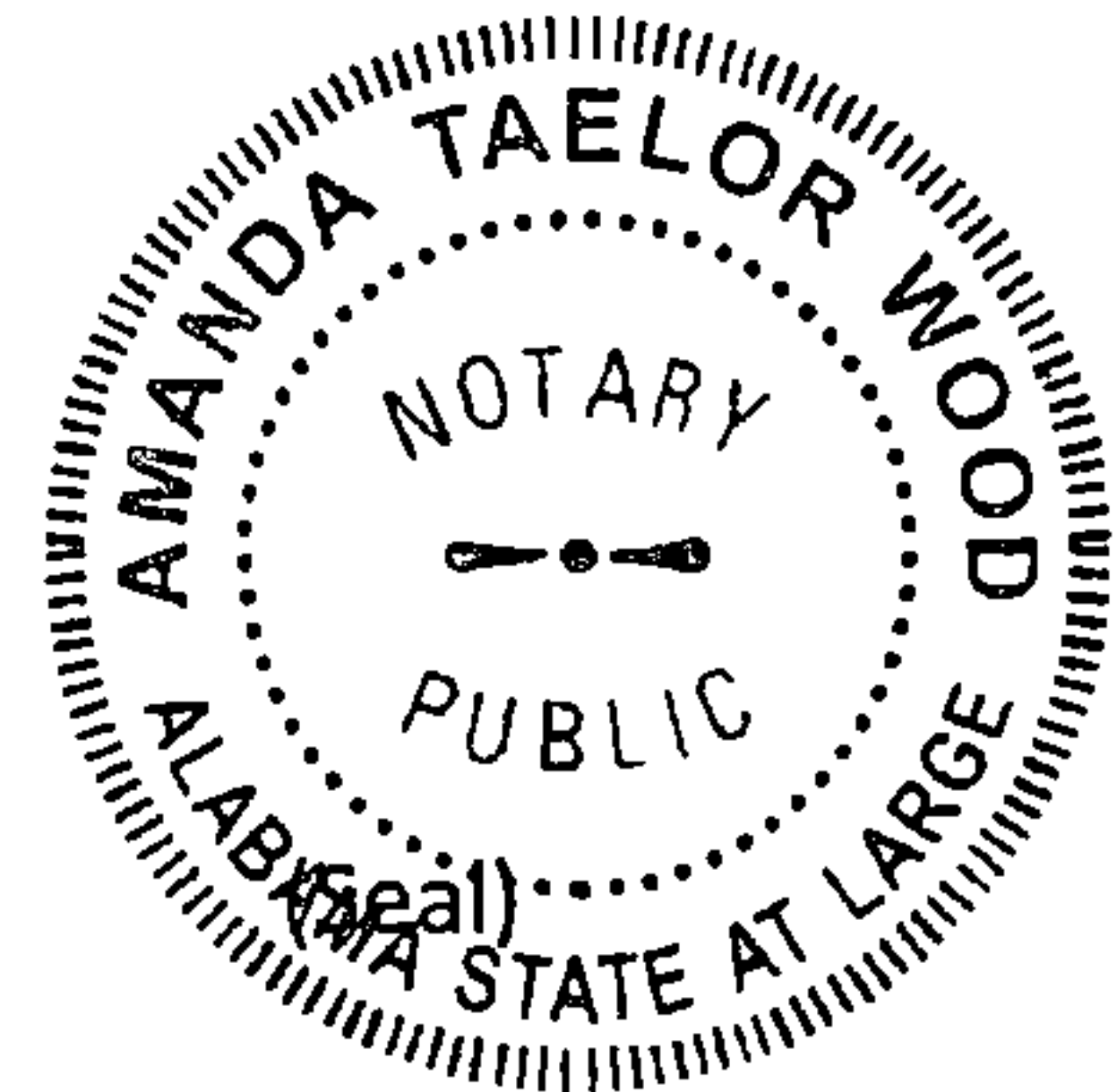
Signature

Printed Name

Amanda Taelor Wood

My Commission Expires

07/19/2026





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EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Correcting legal description

INST # 20250714000212840

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of One Dollar and other valuable considerations--DOLLARS

to the undersigned grantors Johnie L. Parker and wife Onvia Parker
in hand paid by D. Kenneth Brasher and wife Joan Elizabeth Brasher

the receipt whereof is acknowledged we the said Johnie L. Parker and wife Onvia Parker

do grant, bargain, sell and convey unto the said D. Kenneth Brasher and wife Joan Elizabeth Brasher

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit:

Commence at the North West Corner of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 11
Township 18 South Range 1 East, from said corner go South along
Section a distance of 394.0 feet to Right-way of Highway 25; thence
an angle of 56 degrees and 51 minutes South Easterly along said
Highway 200 feet; thence 90 degrees to left 328.53 feet; thence North
20 degrees West 252 feet to $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence West along $\frac{1}{4}$ - $\frac{1}{4}$ Section
150 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said D. Kenneth Brasher and wife Joan Elizabeth Brasher

as joint tenants, with right of survivorship, their heirs and assigns forever; It being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seal,

this 29th day of July 1963

WITNESSES:

Johnie L. Parker (Seal.)
x Onvia E. Parker (Seal.)
(Seal.)
(Seal.)

2025 226 730

Handy Life Company
2025 4th Avenue North
Birmingham, Alabama



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Joan Elizabeth Branner
WARRANTY DEED
JOINT GRANTEEES WITH SURVIVORSHIP

TO Kenneth Branner and wife

ON Via Parker

Fornie L. Parker and wife

State of *Alabama*
Jefferson COUNTY

I, *Lillian H. Gault*, a Notary Public in and for said County, in said State, hereby certify that *Tahireh L. Parker and wife Orman Parker* whose name *S* are signed to the foregoing conveyance, and who *are* known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, *they* executed the same voluntarily on the day the same bears date.

Given Under My Hand and official seal this *29th* day of *July* 19*43*
I CERTIFY THIS INSTRUMENT
WAS FILED ON *8 AM*
8-17-1943 *Lillian H. Gault* As Notary Public

RECORDED & S. & MTG. TAX
& \$52 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Joubert
JUDGE OF PROBATE

BOOK 226 PAGE 740