

20251030000332020
10/30/2025 08:00:07 AM
DEEDS 1/4

Assessor's Value:
\$ 60,000.00

SEND TAX NOTICE TO:

Jo Ann Brasher
1319 7th Street Southwest
Alabaster, AL 35007

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TEN AND 00/100 DOLLARS (\$10.00)**, and other good and valuable consideration, in hand paid to the undersigned, **Richard D. Brasher, a married man, and Jamie B. Watson, a married woman, and Jo Ann Brasher, an unmarried woman**, whose address is 1319 7th Street Southwest, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Jo Ann Brasher**, whose address is 1319 7th Street Southwest, Alabaster, AL 35007 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Jo Ann Brasher**, the following described real estate situated in Shelby County, Alabama, the address of which is **1319 7th Street Southwest, Alabaster, AL 35007** to-wit:

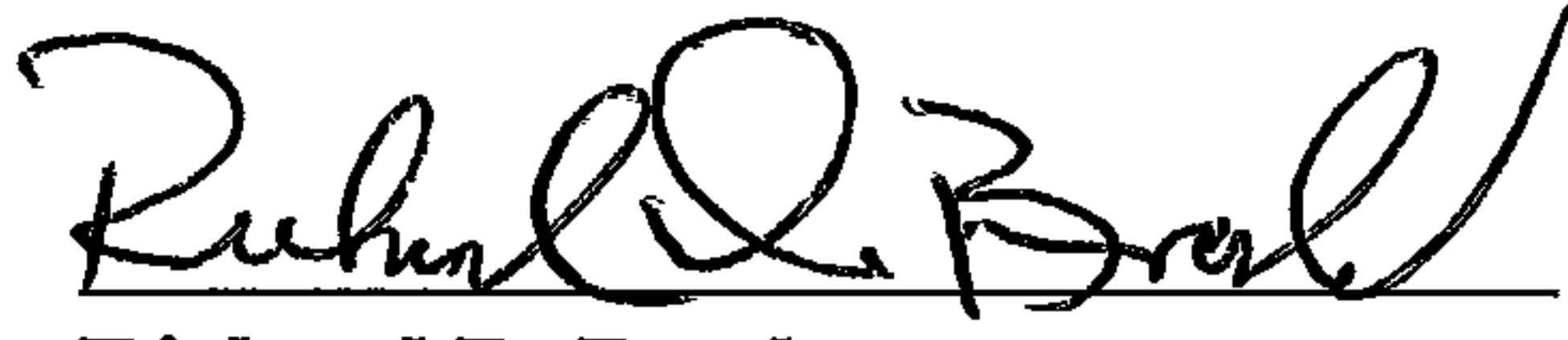
Lot No. 24 as shown on a map entitled "Property Line Map Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer, on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the North right-of-way line of Center Avenue and the West right-of-way line of Cotten Street, said right-of-way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northerly along said right-of-way line of Cotten Street for 161.79 feet to the point of beginning; thence 88 deg. 44 min. 15 sec. left and run Westerly for 179.00 feet; thence 88 deg. 44 min. 15 sec. right and run Northerly for 75.00 feet; thence 91 deg. 15 min. 45 sec. right and run Easterly for 179.00 feet to a point on the Westerly right-of-way line of Cotten Street; thence 88 deg. 44 min. 15 sec. right and run Southerly along said right-of-way line of Cotten Street for 75.00 feet to the point of beginning.

The subject property conveyed herein does not constitute the homestead of the Grantors, Richard D. Brasher and Jamie B. Watson, nor the homestead of their respective spouses.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

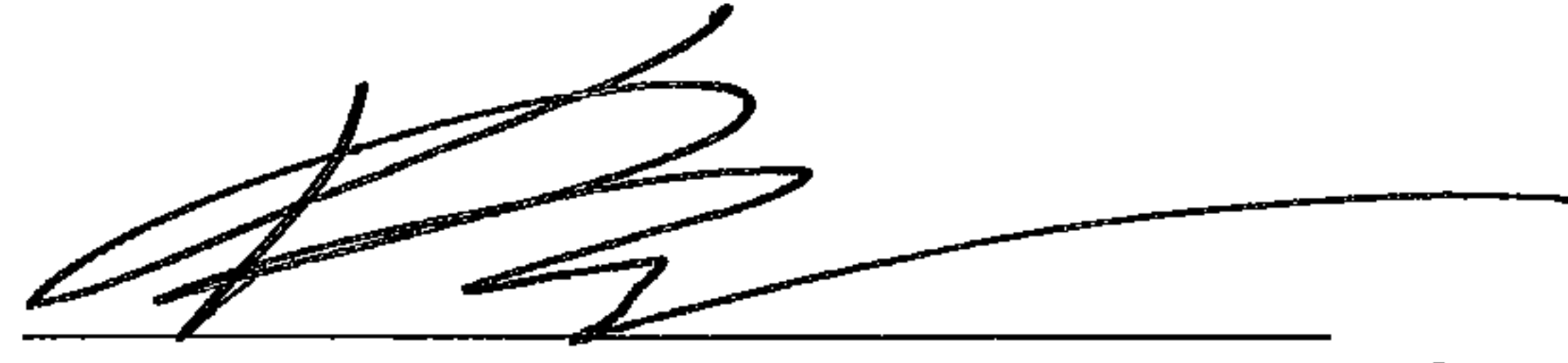
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 22nd day of October, 2025.

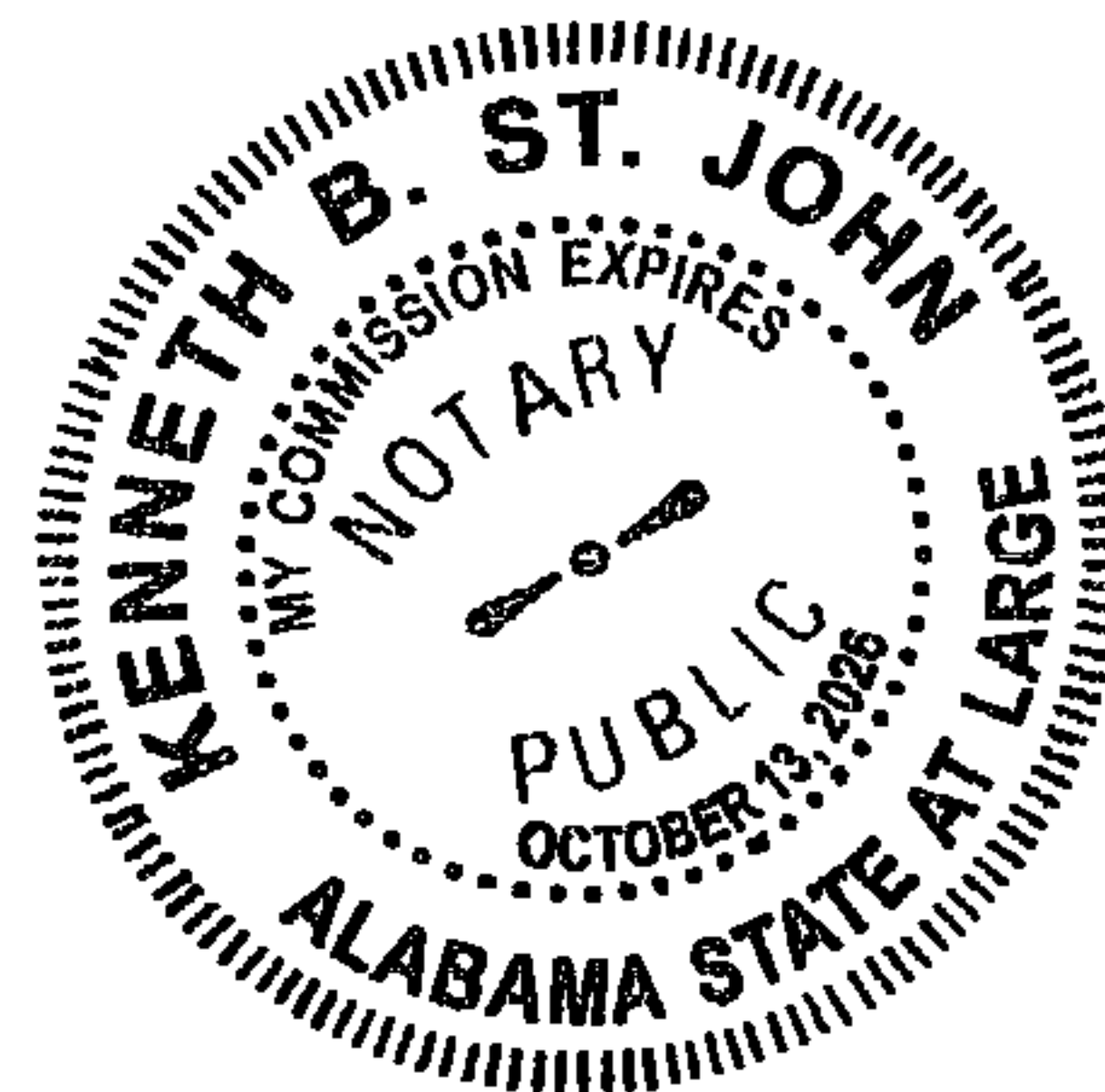

Richard D. Brasher

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Richard D. Brasher** 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of October, 2025.


Notary Public: Kenneth B. St. John
My Commission Expires: 10/13/2026



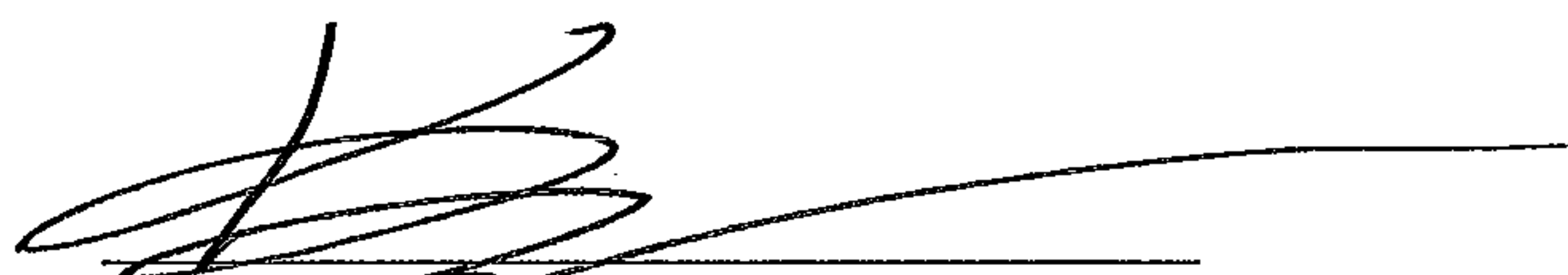
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 22nd day of October, 2025.

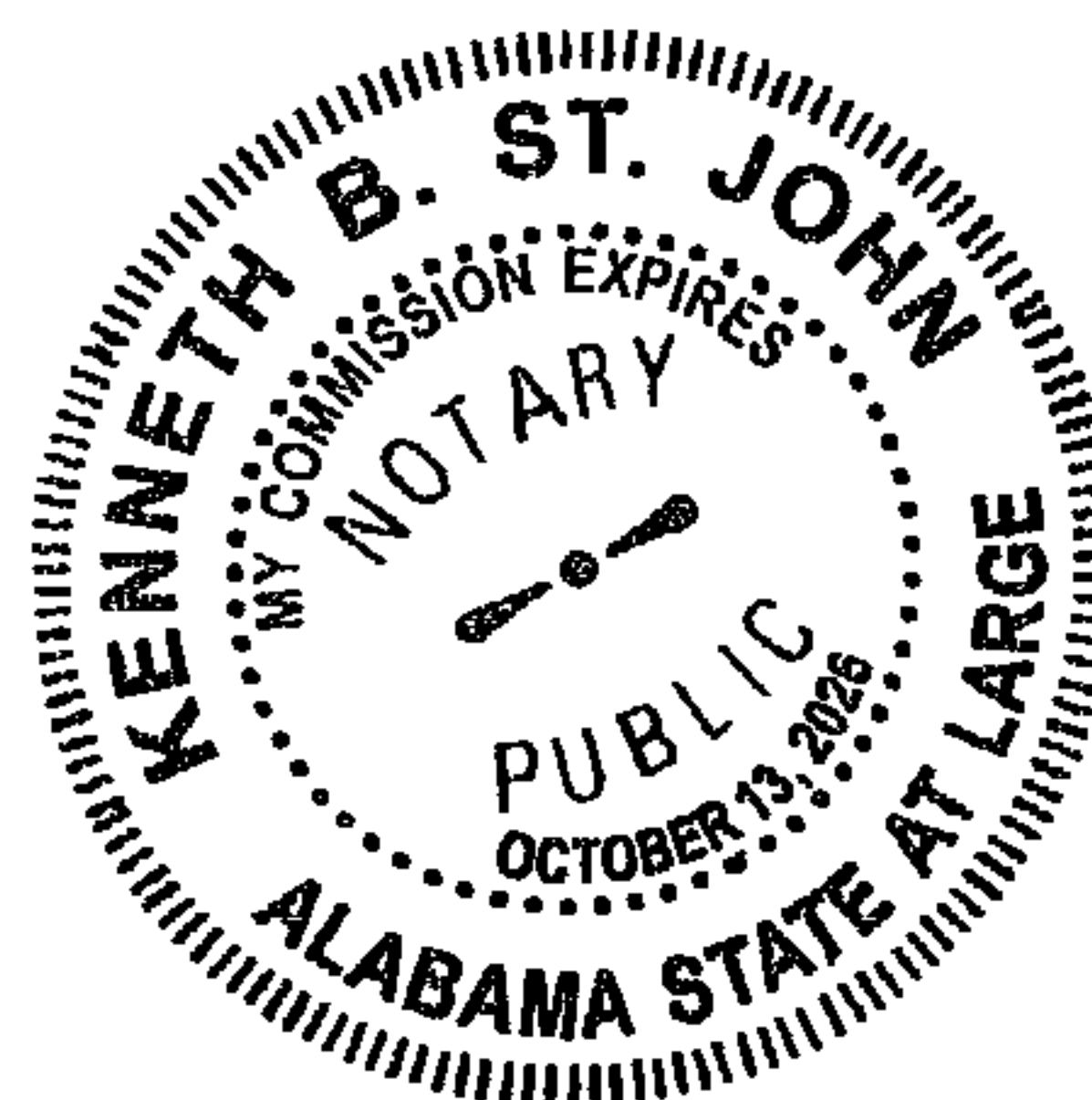

Jamie B. Watson

STATE OF ALABAMA
COUNTY OF SHELBY

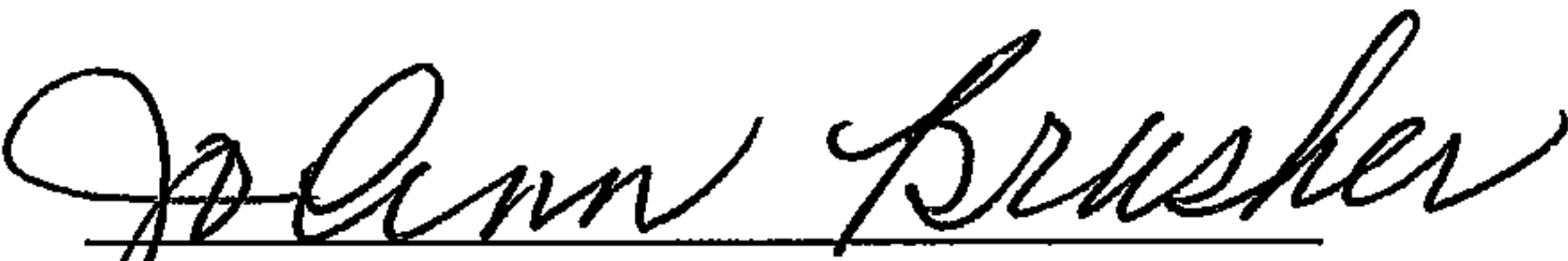
I, the undersigned Notary Public in and for said County and State, hereby certify that **Jamie B. Watson** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of October, 2025.


Notary Public: Kenneth B. St. John
My Commission Expires: 10/13/2026



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 22nd day of October, 2025.

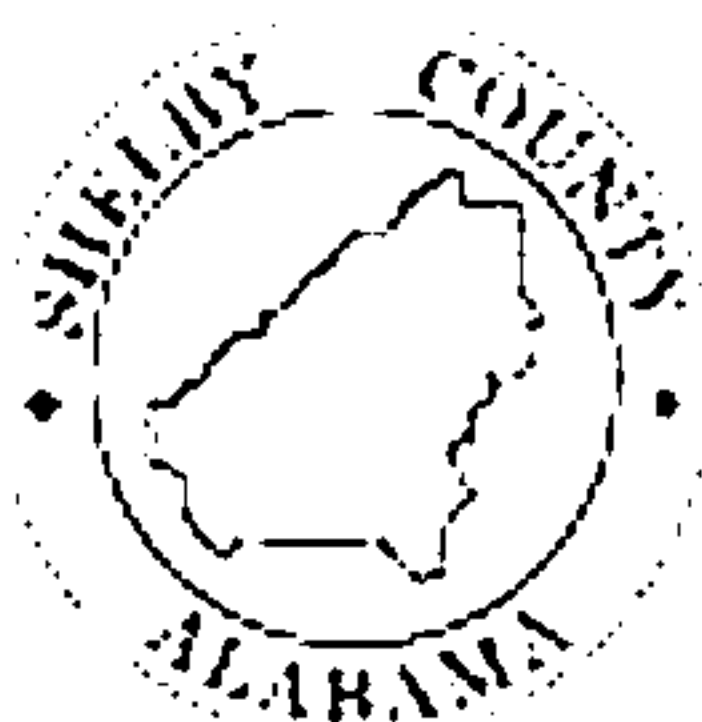
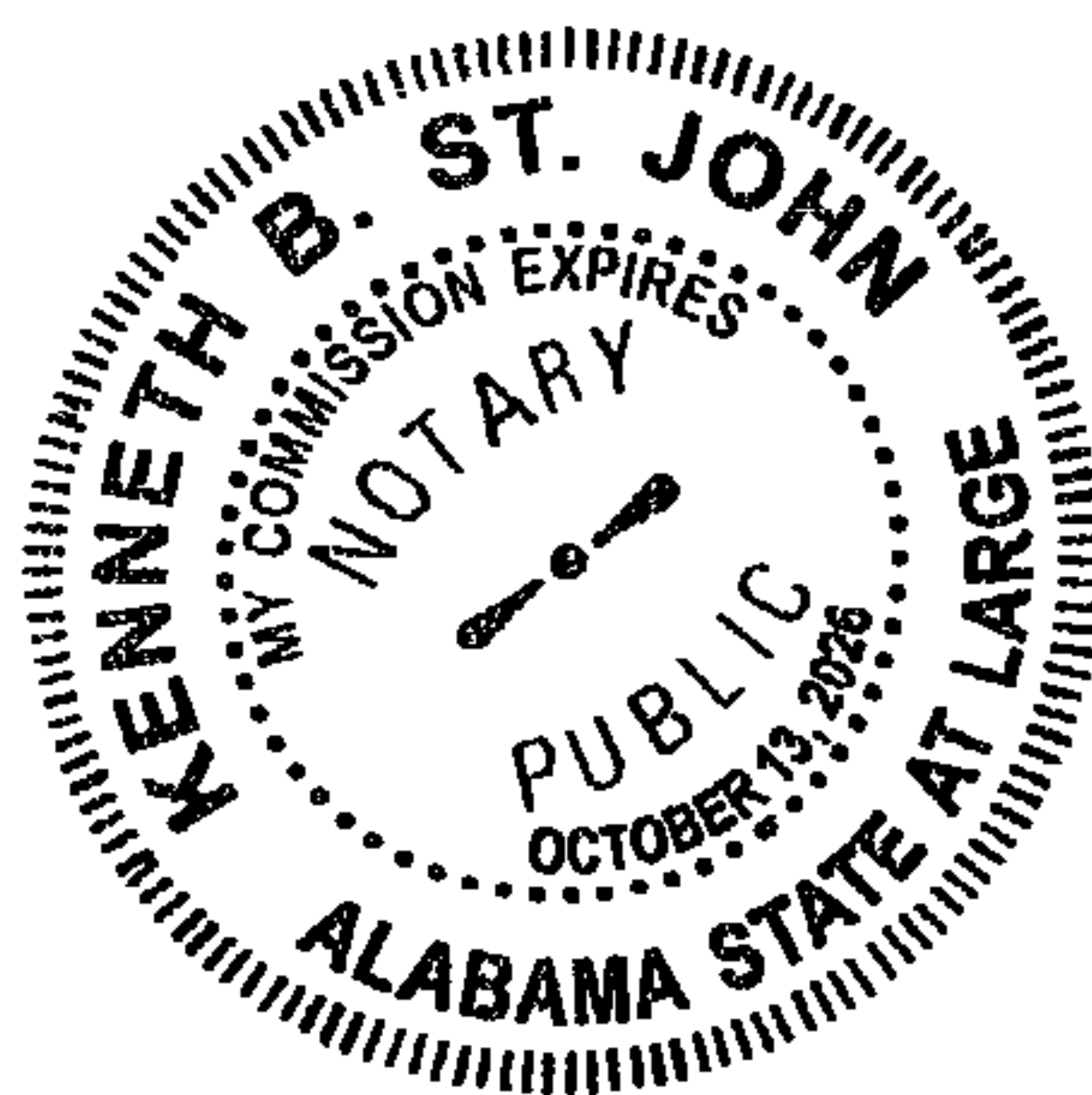

Jo Ann Brasher

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Jo Ann Brasher** 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 22nd day of October, 2025.


Notary Public : Kenneth B. St. John
My Commission Expires:
10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/30/2025 08:00:07 AM
\$91.00 JOANN
20251030000332020

