



20251112000346590 1/3 \$158.50
Shelby Cnty Judge of Probate, AL
11/12/2025 09:01:31 AM FILED/CERT

Send Tax Notice to:
Rose Mary Brasher
2675 Blue Springs Road
Wilsonville, Alabama 35186

This instrument was prepared by:
ELLIS, HEAD, OWENS & JUSTICE
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of love and affection, and One and 00/100 Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, **ROSE MARY BRASHER** (herein referred to as Grantor), do grant, bargain, sell and convey unto my daughter, **JENNY BRASHER BUNN** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the W 1/2 of SW 1/4 of SE 1/4 of Section 35, Township 20 South, Range 1 East; thence run North along the East line of the W 1/2 of SW 1/4 of SE 1/4, a distance of 19.00 feet, to the North right of way line of a paved County Highway and the point of beginning; thence continue North along the East line of the W 1/2 of SW 1/4 of SE 1/4 a distance of 217.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 184.63 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 215.85 feet to the North right of way line of said Highway; thence turn an angle of 89 deg. 39 min. to the left and run East, along said right of way line, a distance of 184.63 feet to the point of beginning. Situated in the W 1/2 of the SW 1/4 of the SE 1/4 of Section 35, Township 20 South, Range 1 East, Shelby County, Alabama, and containing 0.93 acres.

Commence at the SE corner of the W 1/2 of SW 1/4 of SE 1/4 of Section 35, Township 20 South, Range 1 East; thence run North along the East line of said W 1/2 of SW 1/4 of SE 1/4 a distance of 19.00 feet to the North right of way line of a County Highway and the point of beginning; thence continue North along the East line of said W 1/2 of SW 1/4 of SE 1/4 a distance of 217.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run West a distance of 369.26 feet; thence turn an angle of 90 deg. 00 min. to the left and run South a distance of 214.70 feet to the North right-of-way line of a County Hwy; thence turn an angle of 89 deg. 39 min. to the left and run East along said right-of-way line a distance of 369.26 feet to the point of beginning. Situated in SE corner of the W 1/2 of the SW 1/4 of the SE 1/4 of Section 35, Township 20 South, Range 1 East, Shelby County, Alabama.

The approximate East half of this property should be as described in the first parcel above, as conveyed to the Grantor and her deceased husband on or about September 6, 1973, as described and recorded in Deed Book 282, page 455, in the Probate Office of Shelby County, Alabama. Property herein was conveyed in a subsequent deed to the Grantor and her deceased husband on or about February 5, 1982, as described and recorded in Deed Book 337, page 666, in the Probate Office of Shelby County, Alabama.

The purpose and intent of this deed is to convey all property owned by the Grantor in Section 35, Township 20 South, Range 1 East, whether correctly described herein or not, and is subject to the conditions stated below.

SUBJECT TO A LIFE INTEREST OR LIFE ESTATE RESERVED BY THE GRANTOR.

Onzell W. Sawyer, died in approximately December 1989, and her husband, Stanley H. Sawyer, died several years thereafter. The Grantor's husband, Robert Earl Brasher, died in approximately March 2012.

TO HAVE AND TO HOLD unto the said Grantee, her heirs, successors and assigns forever, subject to the life interest or life estate reserved by the Grantor herein.

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

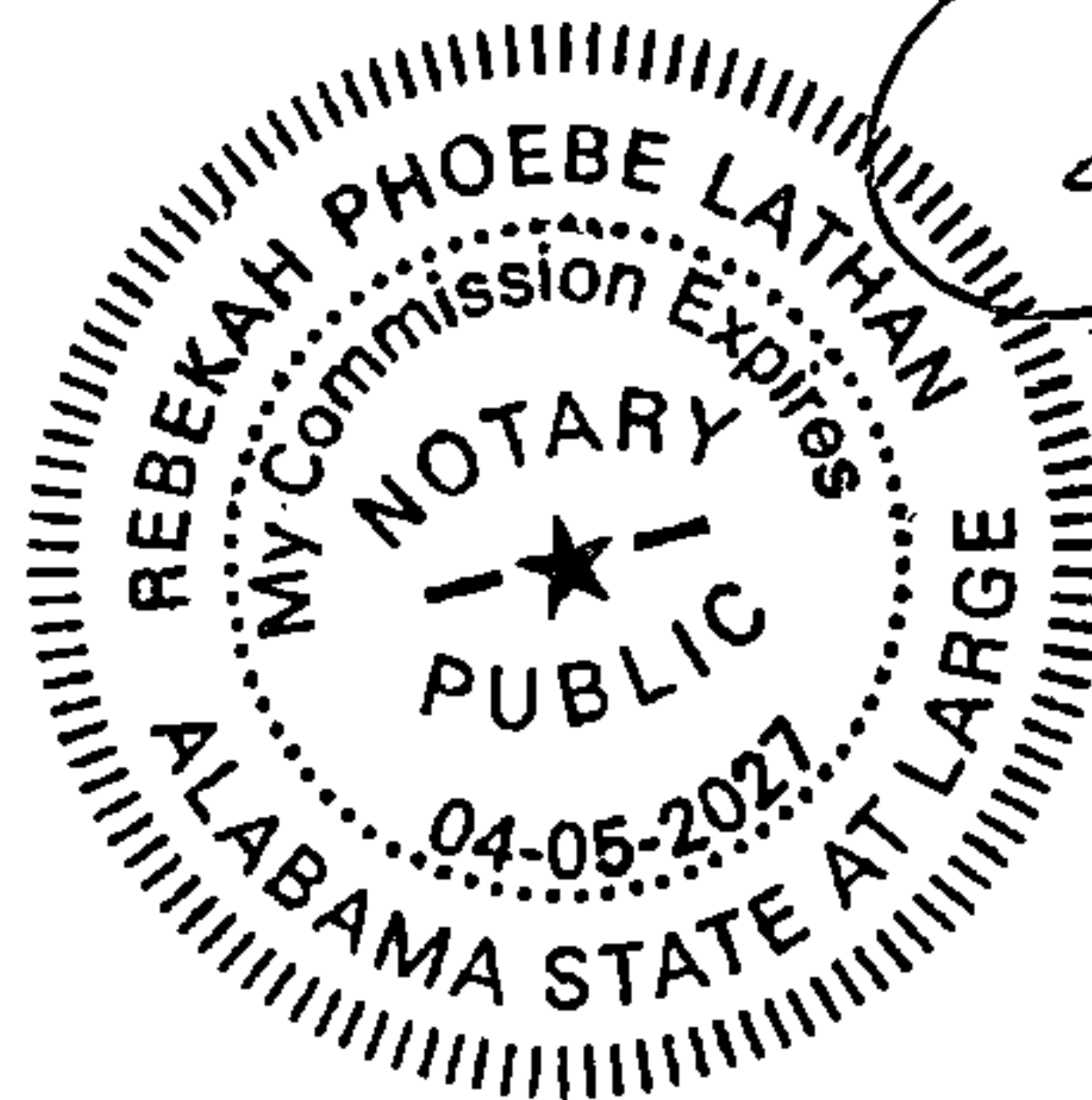

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11 day of November, 2025.

Rose Mary Brasher (SEAL)
Rose Mary Brasher

STATE OF ALABAMA)
SHELBY COUNTY)
JEFFERSON *RL*

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Rose Mary 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 11th day of November, 2025.

Rebekah Phoebe Lathan (SEAL)
Notary Public
My Commission Expires: 04-05-2027

Real Estate Sales Validation Form

20251112000346590 3/3 \$158.50
Shelby Cnty Judge of Probate, AL
11/12/2025 09:01:31 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, S

Grantor's Name Rose Mary Brasher
Mailing Address 2675 Blue Springs Road
Wilsonville, Alabama 35186

Grantee's Name Jenny Brasher Bunn
Mailing Address 2655 Blue Springs Road
Wilsonville, Alabama 35186

Property Address 2675 and 2655 Blue Springs Road
Wilsonville, Alabama 35186

Date of Sale November 11, 2025

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 173,670.00 x .75 = \$130,252.00

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 Property Tax Commissioner

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 11-11-25

Print Jenny Brasher Bunn

☐ Unattested

Traci Bunn
(verified by)

Sign

Jenny Brasher Bunn
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1