

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

20260116000015610
01/16/2026 03:33:42 PM
DEEDS 1/3

WARRANTY DEED

SEND TAX NOTICES TO:

258 Twin Creek Dr.
Shelby, AL 35143

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of EIGHTY THOUSAND AND 00/100(80,000.00) and other valuable considerations to the undersigned GRANTOR(S), Samuel Christopher Brasher, Personal Representative, and Lisa Suzanne Brasher, of Estate of Billy Joe Brasher, Probate Case PR 2016 000643, Shelby County, Alabama, in hand paid by the GRANTEE(S), Seth A. Horton, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby, Alabama, to wit:\

SURFACE RIGHTS ONLY IN AND TO:

That part of the W 1/2 of the NE 1/4, which lies West of Waxahatchee Creek and South of County Road No. 42, Section 22, Township 22 South, Range 1 West, Shelby County, Alabama.

Less any part of subject property lying within a public road or road right of way.

The above known as Parcel ID No: 58 29 5 22 0 000 001.001.

Deed Ref: Book R 2002 page 04436.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

Subject to:

Right of way granted for Shelby County Highway No. 42.

Title to minerals underlying caption lands with mining rights and privileges belonging thereto.

Right of way granted to Alabama Mineral Railroad Company recorded in Deed Book 14 page 872, now owned by Heart of Dixie Railroad.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

NOTE: Bill Brasher and Billy Joe Brasher are one and the same person.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 16th day of January, 2026.

Estate of Billy Joe Brasher

By: _____

Samuel Christopher Brasher, Personal Representative

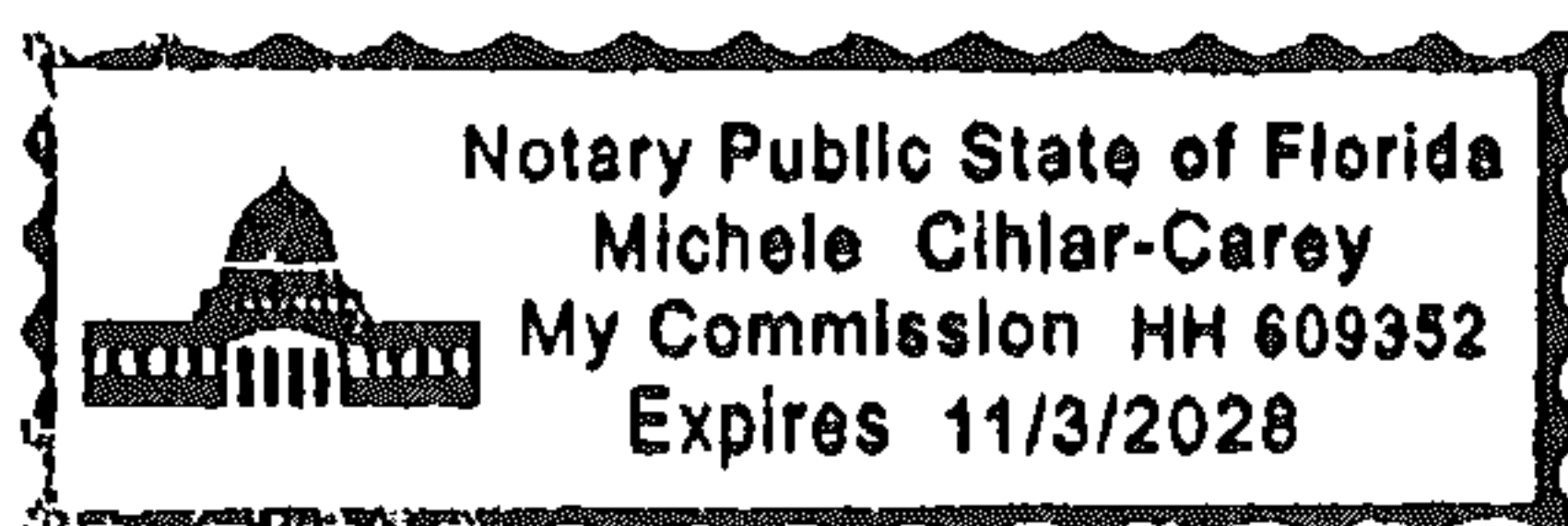
By: Lisa Suzanne Brasher

Lisa Suzanne Brasher, Personal Representative

STATE OF FLORIDA)
)
COUNTY OF MANATEE)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Samuel Christopher Brasher, Personal Representative and Lisa Suzanne Brasher, Personal Representative of Billy Joe Brasher Estate** is(are) signed to the foregoing conveyance, and who is(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 14th day of JANUARY, 2026.



Michele Cihlar-Carey
NOTARY PUBLIC
My Commission Expires: 11/3/2028

Address of Grantee:

758 Twin Creek Dr
Shelby, AL 35143

Address of Grantor:

1050 Lighthouse Dr
Sarasota, FL 34240

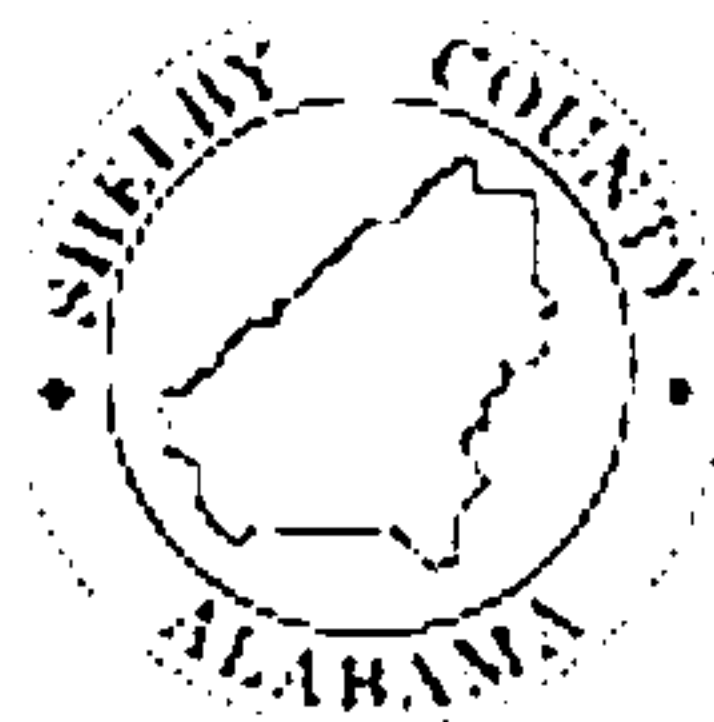
Property Address:

County Road 42, Shelby, AL
35143

Real Value: \$80,000.00

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 16th day of January, 2026.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/16/2026 03:33:42 PM
\$110.00 JOANN
20260116000015610

Estate of Billy Joe Brasher

By: Samuel Christopher Brasher
Samuel Christopher Brasher, Personal
Representative

Alicia S. Bayl

By: _____
Lisa Suzanne Brasher, Personal
Representative

STATE OF Georgia ~~Alabama~~)
COUNTY OF Shelby ~~Cherokee~~)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Samuel Christopher Brasher, Personal Representative and Lisa Suzanne Brasher, Personal Representative of Billy Joe Brasher Estate** is(are) signed to the foregoing conveyance, and who is(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 14th day of January, 2026.



PHYLLIS GRAY
NOTARY PUBLIC

Cherokee County
State of Georgia
My Comm. Expires May 30th, 2027

Phyllis Gray
NOTARY PUBLIC
My Commission Expires: 5/30/2027

Address of Grantee:

258 Twin Creek Dr
Shelby, AL 35143

Address of Grantor:

1076 Longwood Dr
Woodstock, GA 30189

Property Address:

County Road 42, Shelby, AL
35143

Real Value: \$80,000.00