

[Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.]

This instrument was prepared by:

ELLIS, HEAD, OWENS & JUSTICE
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051

Send Tax Notice to:

Betty L. Brasher
James F. Brasher
~~94 Co. Road 483~~ PO Box 117
~~Vincent, Alabama 35178~~
Chelsee, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and 00/100 Dollars (\$100.00), and other good and valuable consideration, to the undersigned Grantors, the only heirs of Bobby G. Brasher, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, BETTY L. BRASHER, an unmarried woman (sister), and JAMES F. BRASHER, an unmarried man (brother) (herein referred to as Grantors), do grant, bargain, sell and convey unto BETTY L BRASHER and JAMES F. BRASHER (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A"

Subject to easements, restrictions, rights-of-way, and other matters concerning said property:

1. Bobby Gene Brasher died on January 27, 2025, leaving no spouse nor any children.
2. Minnie Brasher died in 2017, leaving no spouse and three children, Betty L. Brasher, James F. Brasher, and Bobby G. Brasher.
3. James F. Brasher reserves a life estate in the property within the described real estate in Exhibit "A" and located at 94 Co. Road 483, Vincent, Alabama 35178.
4. See attached Affidavits listed as Exhibit "B" and Exhibit "C" attached hereto.

TO HAVE AND TO HOLD unto the said Grantees 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 does not survive the other, then the heirs and assigns of the

J.B.
B.B.

Grantees herein shall take as tenants in common. Also, a life estate is reserved to James F. Brasher as described in Exhibit "A" concerning said described real estate.

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, unless otherwise noted above; 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 seals this 18th day of February, 2026.

BETTY L BRASHER
Betty L. Brasher

JAMES F BRASHER
James F. Brasher

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Betty L. Brasher, an unmarried woman, 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 18th day of February, 2026.



[Signature]
Notary Public

My Commission Expires: 1/2/2029

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that James F. Brasher, an unmarried man, 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 18th day of February
2026.



Notary Public

My Commission Expires: 1/2/2029



20260219000047110 3/7 \$130.00
Shelby Cnty Judge of Probate, AL
02/19/2026 02:29:26 PM FILED/CERT



Exhibit "A"



20260219000047110 4/7 \$130.00
Shelby Cnty Judge of Probate, AL
02/19/2026 02:29:26 PM FILED/CERT

Commence at the Northwest corner of the SW1/4 of the NW1/4 of Section 28, Township 18 South, Range 2 East, Shelby County, Alabama, and proceed S 02°35'19" W along the West boundary of said 1/4-1/4 line for a distance of 151.90 feet to the POINT OF BEGINNING of herein described parcel of land; thence S 85°01'44" E 716.93 feet to a point on the centerline of a county dirt road; thence continue along centerline of dirt road as follows: thence S 18°10'51" W 63.16 feet; thence S 23°25'54" W 301.84 feet; thence S 16°58'38" W 33.77 feet; thence S 13°18'23" E 22.98 feet; thence S 16°45'22" E 49.14 feet; thence S 54°45'51" E 101.35 east; thence leaving said dirt road proceed N 85°01'44" W for a distance of 509.26 feet; thence N 02°11'21" E 101.93 feet; thence N 85°27'59" W 185.86 feet to a point on the West boundary of said 1/4-1/4; thence N 02°35'19" E along West boundary of said 1/4-1/4 for a distance of 403.19 feet, back to the POINT OF BEGINNING, containing 7.00 acres.

The above described parcel of land is located in the SW1/4 of the NW1/4 of Section 28, Township 18 South, Range 2 East, Shelby County, Alabama. According to survey and plat by Billy R. Martin, Al. Reg. No. 10559, dated the 1st day of March, 1999, as revised dated the 22nd day of June, 1999.

See Instrument No. 1999-32217 (08/02/1999) and Instrument No. 20030408000213660 as recorded in the Probate Office of Shelby County, Alabama.

Exhibit "B"

STATE OF ALABAMA)
SHELBY COUNTY)

20260219000047110 5/7 \$130.00
Shelby Cnty Judge of Probate, AL
02/19/2026 02:29:26 PM FILED/CERT

AFFIDAVIT

Before me, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared Betty L. Brasher, who, after being by me first duly sworn, deposes and says as follows:

My name is Betty L. Brasher, and I am 69 years old, and I am of sound mind. I am a resident of Vincent, Shelby County, Alabama, and have been a resident of this county all of my life. My brother, James F. Brasher, and I are the only heirs of Bobby Gene Brasher. Bobby Gene Brasher, our brother, who did not have a spouse or any children, died on January 27, 2025, in which the property described in Exhibit "A" or the title to the property in Exhibit "A" belonged to him. He allowed my brother, James F. Brasher, to live on the property since 1999. I have also moved onto the property, for more than 1 year, to take care of my brother, James F. Brasher, who is physically ill. As I have stated before, we are the only heirs of Bobby Gene Brasher, and we are claiming title to the property as listed in Exhibit "A". To our knowledge, Bobby Gene Brasher left no Last Will and Testament concerning his real estate or personal belongings, and therefore we believe and claim this property listed in Exhibit "A", which resident address is 94 Co. Rd. 483, Vincent, Alabama 35178, belongs to us, Betty L. Brasher and James F. Brasher. We are, therefore, claiming title to this property through intestate succession.

This the 18th day of February, 2026.

Betty L Brasher
Betty L. Brasher

Sworn to and subscribed before me this the 18th day of February, 2026.

[Signature]
Notary Public

My Commission Expires: 1/2/2029

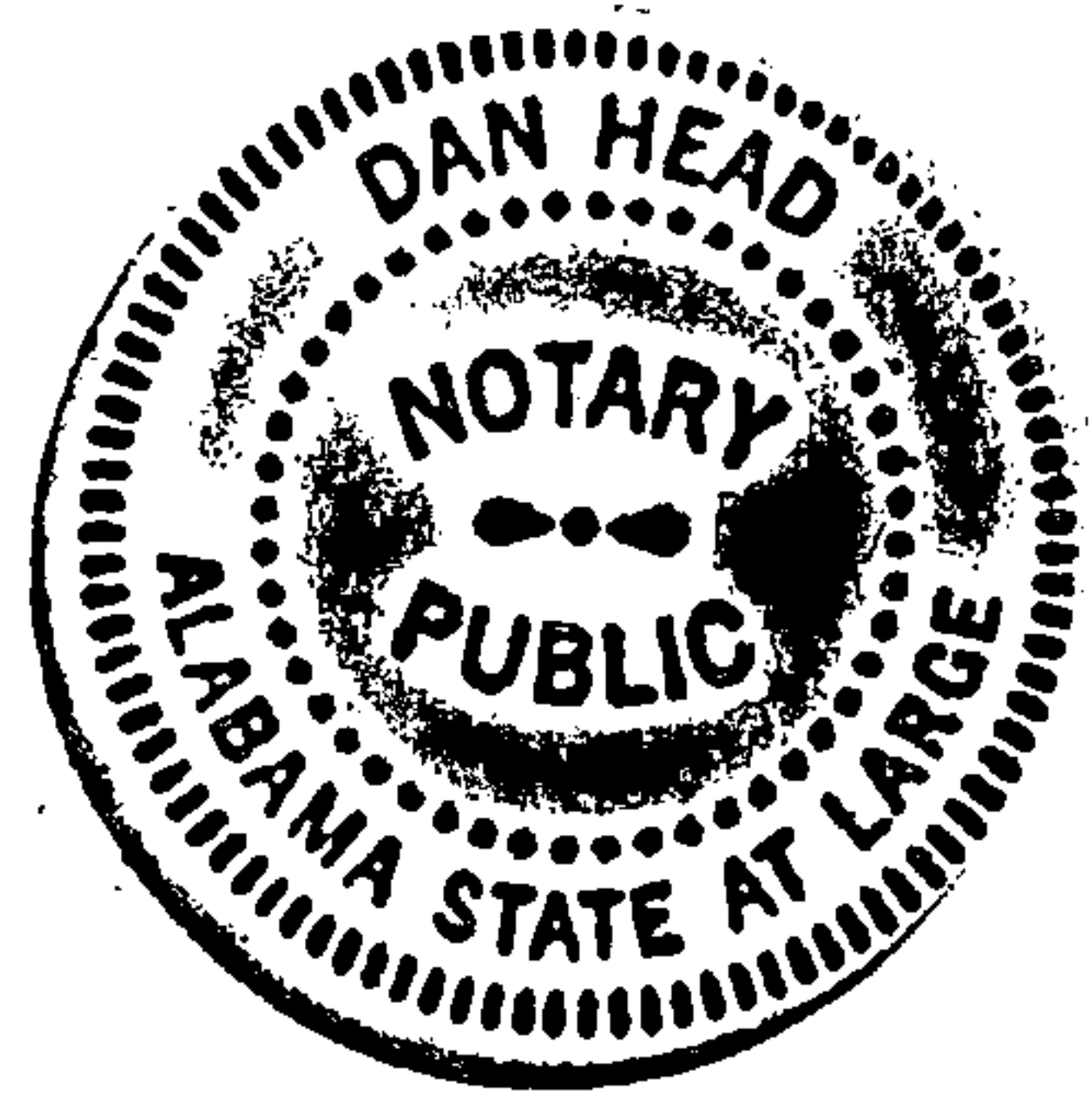


Exhibit "C"

STATE OF ALABAMA)
SHELBY COUNTY)

20260219000047110 6/7 \$130.00
Shelby Cnty Judge of Probate, AL
02/19/2026 02:29:26 PM FILED/CERT

AFFIDAVIT

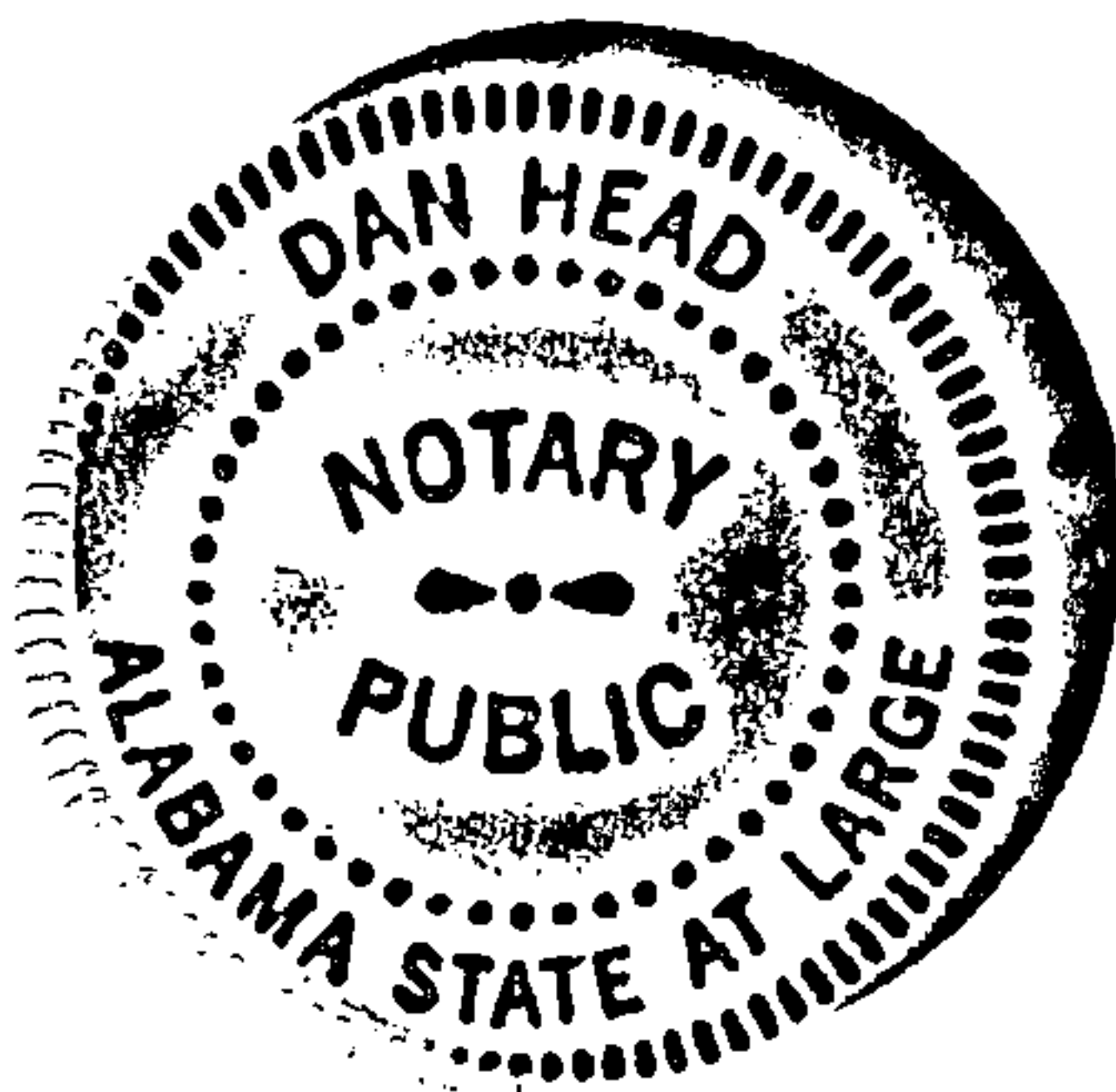
Before me, the undersigned authority, a Notary Public in and for said County, in said State, personally appeared James F. Brasher, who, after being by me first duly sworn, deposes and says as follows:

My name is James F. Brasher, and I am 74 years old, and I am of sound mind. I am a resident of Vincent, Shelby County, Alabama, and have been a resident of this county all of my life. My sister, Betty L. Brasher, and I are the only heirs of Bobby Gene Brasher. Bobby Gene Brasher, our brother, who did not have a spouse or any children, died on January 27, 2025, in which the property described in Exhibit "A" or the title to the property in Exhibit "A" belonged to him. He allowed me, James F. Brasher, to live on the property since 1999. My sister, Betty L. Brasher, has moved onto and has been living on the property for more than 1 year to take care of my physical health care issues. As I have stated before, we are the only heirs of Bobby Gene Brasher, and we are claiming title to the property as listed in Exhibit "A". To our knowledge, Bobby Gene Brasher left no Last Will and Testament concerning his real estate or personal belongings, and therefore we believe and claim this property listed in Exhibit "A", which resident address is 94 Co. Rd. 483, Vincent, Alabama 35178, belongs to us, Betty L. Brasher and James F. Brasher. We are, therefore, claiming title to this property through intestate succession.

This the 18th day of February, 2026.

James F. Brasher
James F. Brasher

Sworn to and subscribed before me this the 18th day of February, 2026.



[Signature]
Notary Public

My Commission Expires: 1/2/2029

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Betty L. Brasher
Mailing Address James F. Brasher
P.O. Box 117
Chelsea, AL 35043

Grantee's Name Betty L. Brasher
Mailing Address James F. Brasher
P.O. Box 117
Chelsea, AL 35043

Property Address 94 Co. Road 483
94 Minnies PL
Calcis Valley
Vincent, AL 35178
To wit and/or

Date of Sale 2/18/2026
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 86,800

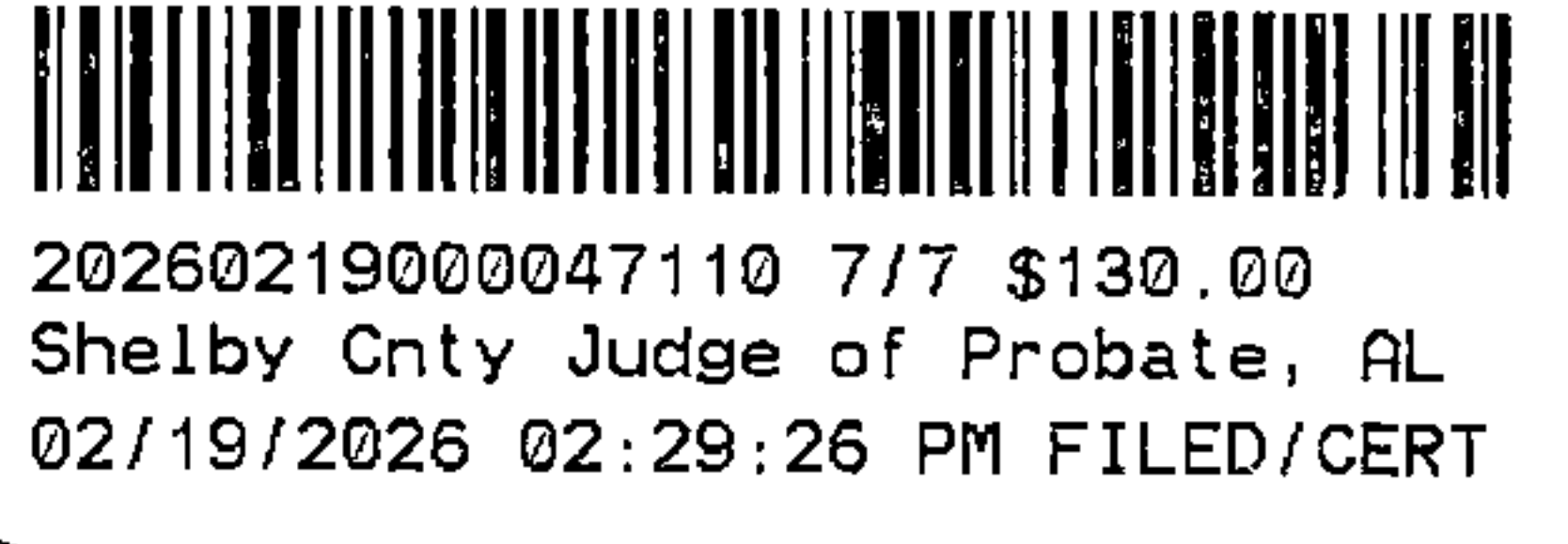
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

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 person 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.

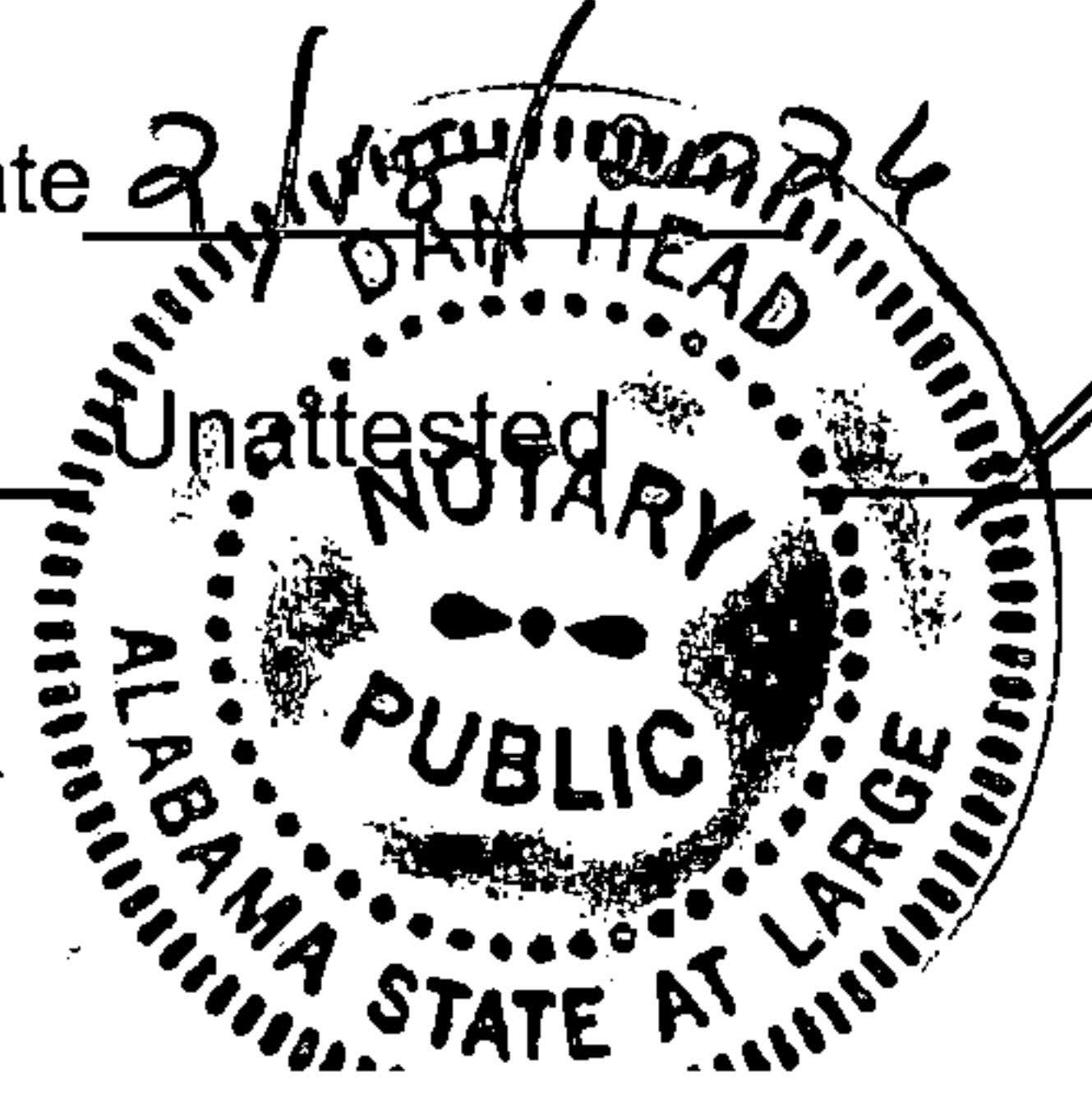
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 2/18/2026
Print BETTY BRASHER
Sign Betty L Brasher
(Grantor/Grantee) Owner/Agent) circle one



(verified by) [Signature]