

Document Prepared by:
Shannon R. Crull, P.C.
3009 Firefighter Lane
Birmingham, AL 35209

Send Tax Notice to:
Daniel Blair and Kimberly Blair
4220 Highway 11
Pelham, AL 35124

GENERAL WARRANTY DEED
With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ONE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$165,000.00), and other good and valuable consideration in hand paid to Kelli Brasher, a Single woman, and Joyce Brasher, a single woman and Faith Madison Gardner, a Single woman as devisees under the Estate of Norman Michael Brasher, deceased, under Shelby County Probate Case No. PR-2024-000877 (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Daniel Blair and Kimberly Blair, a married couple (hereinafter referred to as "Grantee(s)"), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Property 1:

Commence at the SW Corner of the NW 1/4 of the NE 1/4, Section 20, Township 20 South, Range 2 West, for the Point of Beginning: thence North 89°43'34" East and run 472.48 feet; thence North 26°03'20" East and run 371.71 feet; thence North 61°40' West and run 624.21 feet to the Southerly right of way of a county road; thence South 51°25'14" West and run along said right of way 151.89 feet; thence South 3°27'04" East and run 538.7 feet to the Point of Beginning.

LESS AND EXCEPT:

Commence at the SW Corner of the NW 1/4 of the NE 1/4, Section 20, Township 20 South, Range 2 West; thence North 89°43'34" East and run 472.48 feet; thence North 26°03'20" East and run 161.71 feet to the Point of Beginning; thence continue along last described course 210.0 feet; thence North 61°40' West and run 208.71 feet; thence South 26°03'20" West and run 210.0 feet; thence South 61°40' East and run 208.71 feet to the Point of Beginning.

Also an easement for ingress, egress and utilities being described as follows:

Commence at the SW corner of the NW 1/4 of the NE 1/4, Section 20, Township 20 South, Range 2 West; thence Northerly along West line of said 1/4 1/4 section run 538.7 feet to the SE right of way of County Road 11; thence North 51°25'14" East and run 141.89 feet along said SE right of way to the Point of Beginning (said point being on centerline of said 20 foot easement); thence along said centerline run South 34°39'13" East for 46.7 feet; thence South 48°20'29" East and run along centerline 209.94 feet; thence South 50°50'40" East and run along centerline 123.89 feet; thence South 38°23'29" East and run 61.91 feet to the end of said easement. Said point being on the NW line of above described property.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due. \$0.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith. Joyce Brasher is also known as Joyce Brasher Gardner. They are one and the same person.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

AND Grantor(s) for themselves, and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on the date stated in the notary acknowledgement, the same to be effective as of the 12th day of March, 2026.

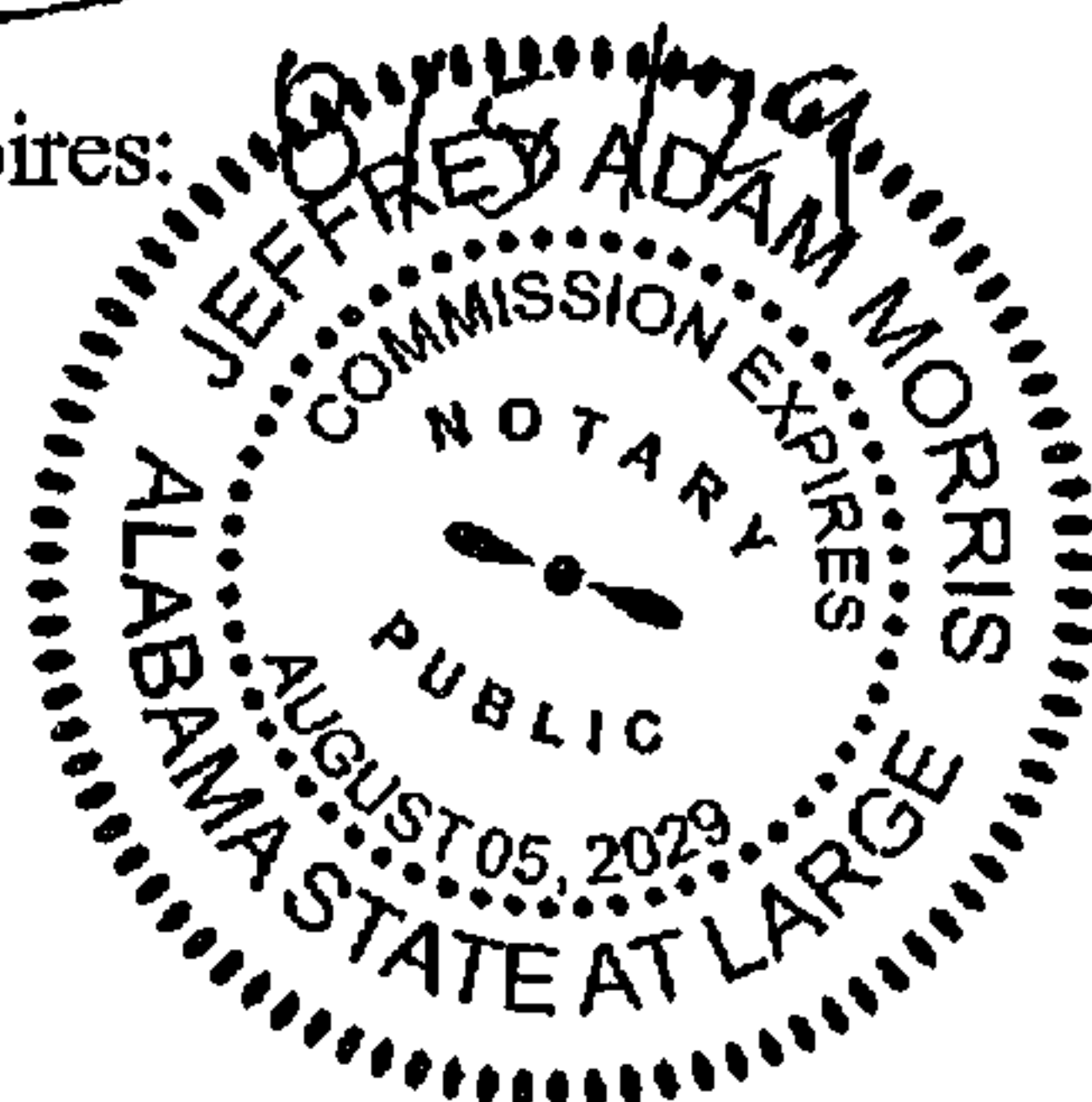
x Kelli Brasher
Kelli Brasher

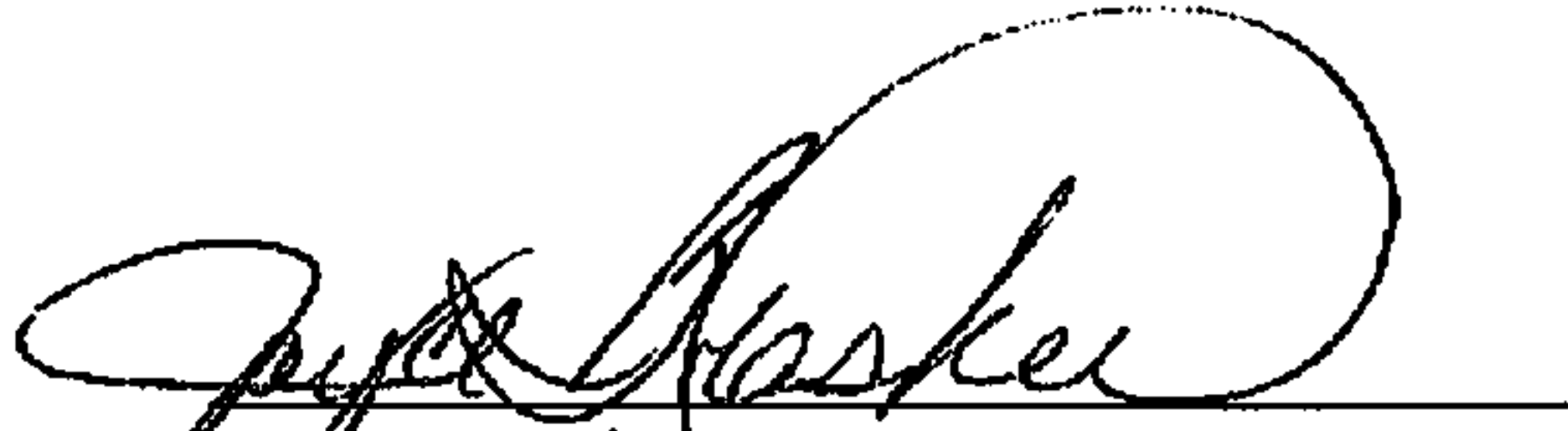
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Kelli Brasher, whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of March, 2026.

[Signature]
Notary Public
My Commission Expires:



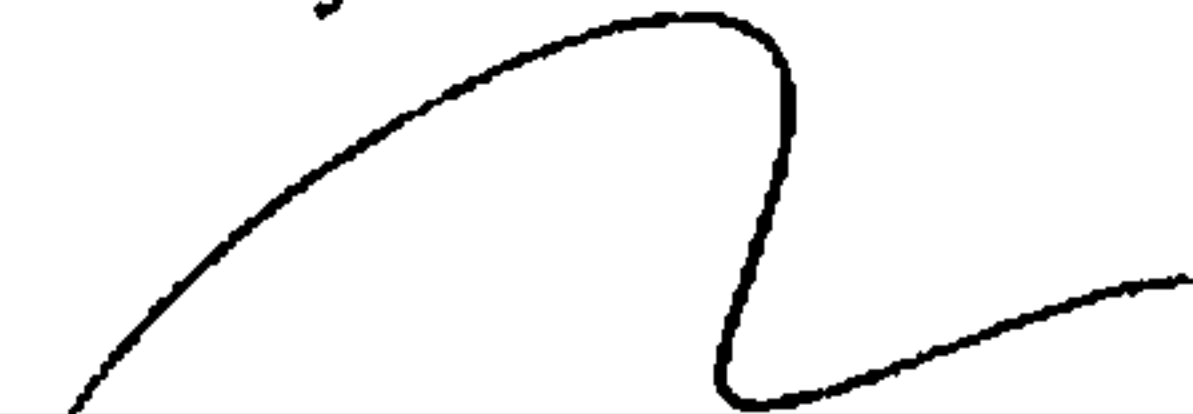

Joyce Brasher

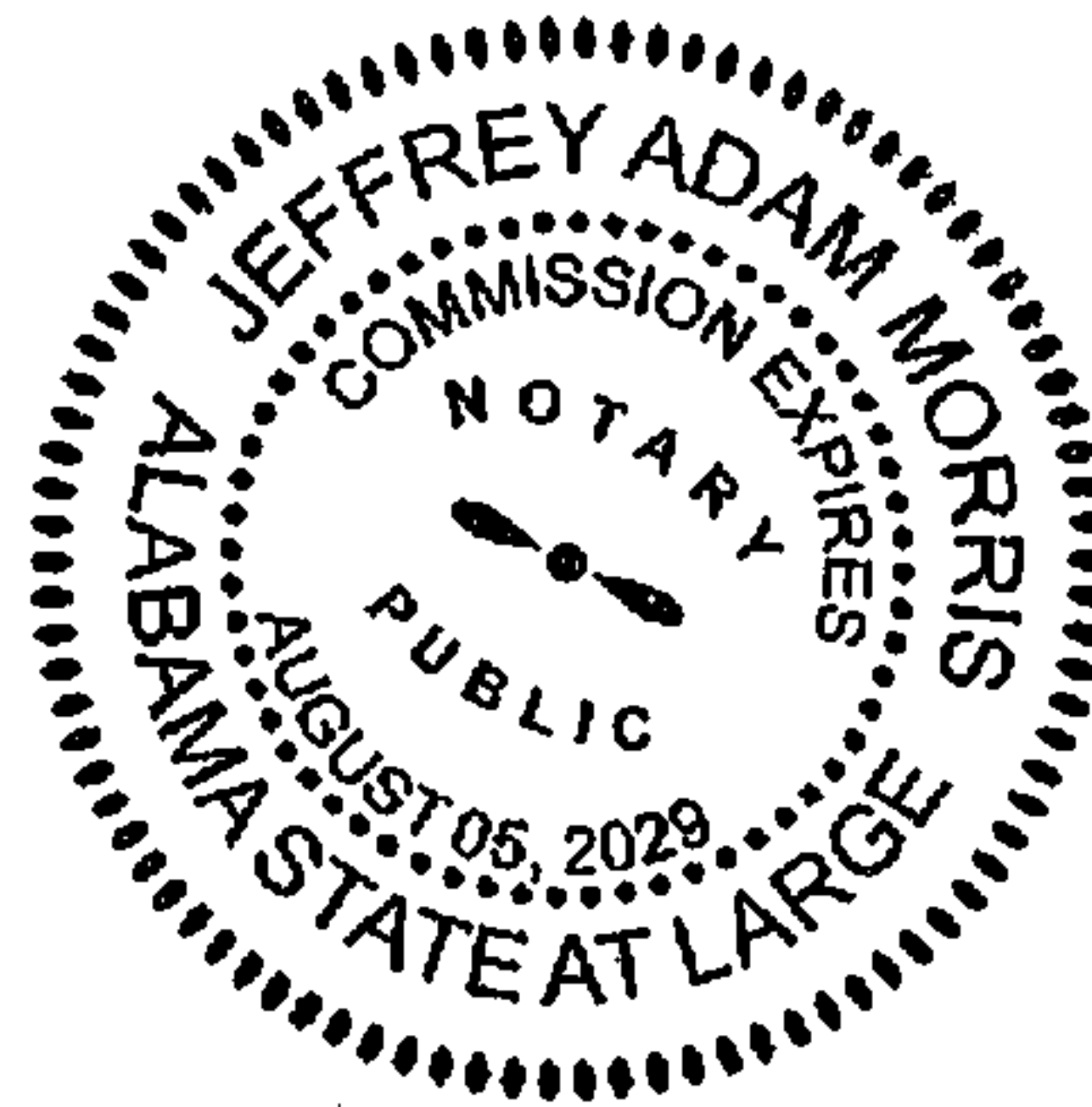

Faith Madison Gardner

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Joyce Brasher and Faith Madison Gardner, whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of March, 2026.


Notary Public
My Commission Expires: 8/5/29



Real Estate Sales Validation Form

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

| | | | |
|------------------|--|-------------------------|--|
| Grantor's Name | <u>Kelli Brasher, Joyce Brasher, and Faith Madison Gardner</u> | Grantee's Name | <u>Daniel Blair and Kimberly Blair</u> |
| Mailing Address | <u>152 Oaklyn Hills Drive Chelsea AL 35043</u> | Mailing Address | <u>4220 Highway 11 Pelham AL 35124</u> |
| Property Address | <u>0 Highway 11 PELHAM, AL 35124</u> | Date of Sale | <u>March 12, 2026</u> |
| | | Total Purchase Price | <u>\$165,000.00</u> |
| | | Or | |
| | | Actual Value | <u>\$</u> |
| | | Or | |
| | | Assessor's Market Value | <u>\$</u> |

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)

| | |
|---|---------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Closing Statement | |

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 3/12/26 Print Jeff Morris

Unattested _____ Sign [Signature]
 (verified by) _____ (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/12/2026 11:45:28 AM
 \$197.00 JOANN
 20260312000072550

Form RT-1

Allen S. Boyd