

THIS INSTRUMENT PREPARED BY:
Barnes & Barnes Law Firm, P.C.
8107 Parkway Drive
Leeds, Alabama 35094

Send Tax Notice To:
John and Irene Cagle
585 Highway 469
Steirett, AL 35147

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of EIGHT FIVE THOUSAND and No/100 Dollars (\$85,000.00) and other good and valuable consideration to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we, **WAYNE BRASHER, AND WIFE, BETTY BRASHER**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **JOHN CAGLE AND WIFE, IRENE CAGLE** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOTS 1A AND 1B ACCORDING TO THE RESUBDIVISION OF LOT 1 OF BEULAH ESTATES AS RECORDED IN MAP BOOK 54 PAGE 100 IN THE PROBATE OFFICE SHELBY COUNTY, ALABAMA

The above described property does not constitute the homestead of grantor nor that of her spouse. **Deed prepared without benefit of title search or title insurance; legal description furnished by grantor.**

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

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

\$80,000.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 20th day of February, 2024.2026

Wayne Brasher
Wayne Brasher

Betty Brasher
Betty Brasher

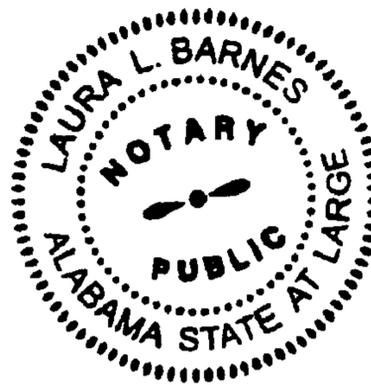
STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Wayne Brasher and Betty Brasher, whose name(s) 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 20th day of February, 2024.2026

[Signature]
Notary Public

My Commission Expires: 3/11/28





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/19/2026 02:42:10 PM
\$33.00 KELSEY
20260319000080160

Allie S. Bayl

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:	Wayne Brasher Betty Brasker	Grantee's Name:	John Cagle Irene Cagle
Mailing Address:	168 Mill Ridge Terrace Pell City, AL 35128	Mailing Address:	585 Highway 469 Sterrett, AL 35147
Property Address:	585 Highway 469 Sterrett, AL 35147	Date of Sales	February 20, 2026
		Total Purchase Price:	\$ 85,000
		Actual Value:	_____
		OR	
		Assessor's Market Value:	\$ _____

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	_____	Tax Appraisal
<u> X </u>	Sales Contract	_____	Other Tax Assessment
_____	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.

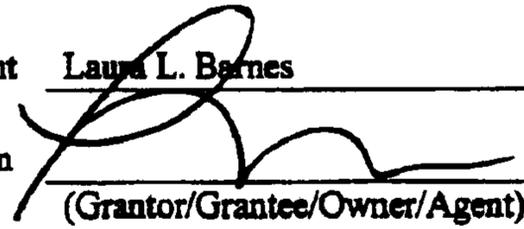
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: _____

Print Laura L. Barnes

Unattested _____

Sign 
(Grantor/Grantee/Owner/Agent) circle one

(verified by)