

1210

SEND TAX NOTICE TO:

Mr. and Mrs. Benjie D. Dailey

(Name)

Route 6, Box 183

(Address) Montevalla, AL 35115

This instrument was prepared by

(Name) This instrument was prepared by Thomas E. Kincaid, Stone, Patton, Klerce & Kincaid, Bessemer, Alabama

(Address) THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY GRANTOR WITHOUT BENEFIT OF FM No. ATC 27 Rev. 5/82 TITLE SEARCH WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SEVEN THOUSAND AND NO/100----- (\$7,000.00)----- DOLLARS SECURED BY PURCHASE MONEY MORTGAGE FILED SIMULTANEOUSLY HEREWITH, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we.

Eddie Gilliland Brasher, a widow,

(herein referred to as grantors) do grant, bargain, sell and convey unto

Benjie D. Dailey and Kathy J. Dailey

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

Northwest Quarter of the Northeast Quarter, Section 5, Township 22, South Range 3 West. Begin at the Southwest corner of the Northwest corner of the Northeast corner and running North a distance of 10 feet to a point of beginning, thence East a distance of 115 feet; thence North a distance of 104.5 feet; thence West a distance of 215 feet; thence South a distance of 104.5 feet; thence East a distance of 100 feet to point of beginning. Containing one-half (1/2) acre.

SUBJECT to 1987 Ad Valorem Taxes which constitute a lien but are not due and payable until October 1, 1987.

The undersigned Eddie Gilliland Brasher is the surviving grantee in deed dated June 15, 1972, of record in Book 275, Page 463, in the Probate Office of Shelby County, Alabama; the other grantee, Marcus G. Brasher, having died on or about May 18, 1986.

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 grantees herein shall take as tenants in common.

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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 12th day of December, 1986

WITNESS:

Dead Tax \$ 7.00
Mfg. Tax
Recording Fee 2.50
Indexing Fee 1.00
TOTAL 10.50

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
1986 DEC 12 PM 3:52 (Seal)

Eddie Gilliland Brasher (Seal)
Eddie Gilliland Brasher (Seal)

STATE OF ALABAMA COUNTY PROBATE

I, a Notary Public in and for said County, in said State, hereby certify that Eddie Gilliland Brasher, a widow, 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 12th day of December, A. D., 1986. My Commission Exp: 4-29-88. Patricia B. Smith, Notary Public.

BOOK 104 PAGE 882