

1802

SEND TAX NOTICE TO:

(Name) James E. Brasher

Route 2, Box 29-A
(Address) Calera, Alabama 35040

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P. O. Box 822, Columbiana, AL 35051

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTEEN THOUSAND and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

GERALD W. ESPEY and wife, LINDA D. ESPEY

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

JAMES E. BRASHER

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Box 169 Page 205
Begin at the SE corner of the SW 1/4 of the SE 1/4 of Section 27, Township 21 South, Range 1 East; thence run North along the East line of said 1/4-1/4 for 172.42 feet; thence 89 deg. 13 min. 12 sec. left run West for 911.14 feet to the Easterly R/W of Alabama State Hwy. 145; thence 76 deg. 11 min. 14 sec. left run Southwesterly along said R/W for 548.63 feet to the center of a wet weather creek; thence 101 deg. 38 min. 35 sec. left run along said creek 115.17 feet; thence 13 deg. 19 min. 07 sec. left continue along said creek for 141.43 feet; thence 13 deg. 38 min. 06 sec. right continue along said creek for 95.47 feet; thence 7 deg. 03 min. 12 sec. left continue along said creek for 106.34 feet; thence 7 deg. 23 min. 17 sec. left continue along said creek for 88.06 feet; thence 18 deg. 45 min. 28 sec. left continue along said creek for 83.07 feet; thence 10 deg. 12 min. 52 sec. left continue along said creek for 77.09 feet; thence 12 deg. 29 min. 45 sec. left run 27.49 feet to an old fence; thence 29 deg. 15 min. right run 379.40 feet to the point of beginning. Situated in Shelby County, Alabama.

According to Survey of Thomas E. Simmons, LS #12945, dated January 18, 1988.

1. Deed Tax \$ 17.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 20.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, we have hereunto set our hands(s) and seal(s), this
day of January, 1988

STATE OF ALA. SHELBY CO.

I CERTIFY THIS
INSTRUMENT WAS FILED

88 JAN 28 PM 12:03

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Gerald W. Espey and wife, Linda D. Espey
whose name is are signed to the foregoing conveyance, and who 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 22 day of January, A. D., 1988