

\$ 17000

THIS INSTRUMENT PREPARED BY:  
ROBERT G. SAUNDERS  
Attorney At Law  
P.O. Box 100604  
Birmingham, Alabama 35210

SEND TAX NOTICE TO:

STATE OF ALABAMA \*  
\*  
SHELBY COUNTY \*

1525

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of Ten Dollars (\$10.00), love, affection and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, WE, BENJAMIN CLIFFORD BRASHER, and wife, PATRICIA ANN BRASHER (hereinafter referred to as Grantors) do grant, bargain, sell and convey unto LANNETTE (BRASHER) LACKEY, a married woman, JILL BRASHER, a single woman and JENNIFER BRASHER, a single woman, (hereinafter referred to as Grantees), subject to the reservations and exceptions hereinafter made and with the restrictions and upon the covenants below stated, the following described real estate situated in Shelby County, Alabama, to-wit:

BOOK 267 PAGE 642

Commence at the SW corner NE1/4 of the SW1/4 of Section 9, Township 18 South, Range 1 East; thence run N 87 degrees 30 minutes E along the south line for a distance of 565.0 feet; thence run N 51 degrees 50 minutes E a distance of 74.95 feet to the point of beginning; thence run S 72 degrees 43 minutes E and along the north side of a county gravel road a distance of 95.68 feet; thence run N 72 degrees 09 minutes E along said road a distance of 104.44 feet; thence run N 21 degrees 23 minutes E a distance of 86.23 feet; thence run N 11 degrees 15 minutes E a distance of 100.0 feet; thence run N 81 degrees 15 E a distance of 165.0 feet to the southwest corner of the Robert Parker land; thence run N 15 degrees 45 minutes W along the west line of said Parker land a distance of 386.58 feet; thence run S 50 degrees 15 minutes W a distance of 100.0 feet; thnce run S 15 degrees 45 minutes E a distance of 40.0 feet; thence run S 57 degrees 41 minutes W a distance of 380.0 feet; thence run S 17 degrees 31 minutes E a distance of 287.9 feet to the point of beginning.

RECORDED

The grantor, BENJAMIN CLIFFORD BRASHER, does hereby reserve during the term of his life the right to use, occupy, hold, possess and enjoy, to himself, the said premises and all the rents, issues and profits accruing out of the said premises hereinabove conveyed, then and at that time, said estate shall vest to each of the herein named Grantees as tenants in common. Said life estate conditioned upon Grantor maintaining said mortgage payments based on the terms and tenor of said mortgage.

- SUBJECT TO:
1. Taxes due in the year of 1989, a lien, but not yet payable until October 1, 1990.
  2. Restrictions, setback lines, right-of-ways, conditions, limitations and agreements of Record.
  3. Mineral and mining rights incident thereto excepted.
  4. That certain mortgage executed by Benjamin Clifford Brasher and wife Patricia Ann Brasher, to United Federal Savings and Loan Association as recorded in Mortgage Book 386, Page 473 in the Office of the Judge of Probate of Shelby County, Alabama.

*Robert G. Saunders*

TO HAVE AND TO HOLD unto the said grantees, as tenants in common, their heirs, successors and assigns forever, subject however, to the life estate which the grantor, BENJAMIN CLIFFORD BRASHER, does reserve to himself during his life and subject to the condition subsequent herein, of the right to use, occupy, hold, possess and enjoy, to himself, the said premises and all the rents, issues and profits accruing out of the said premises hereinabove conveyed.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 13 day of November, 1989.

1. Deed Tax -----	\$	<u>17.00</u>
2. M.L. Tax -----	\$	<u>      </u>
3. Notary Fee -----	\$	<u>5.00</u>
4. Recording Fee -----	\$	<u>3.00</u>
5. -----	\$	<u>      </u>
6. Certified Stamp Fee --	\$	<u>1.00</u>
<b>Total -----</b>	<b>\$</b>	<b><u>26.00</u></b>

*Benjamin Clifford Brasher*  
 BENJAMIN CLIFFORD BRASHER, and wife,

*Patricia Ann Brasher*  
 PATRICIA ANN BRASHER

STATE OF ALABAMA \*  
 \*  
 SHELBY COUNTY \*

I, the undersigned Notary Public in and for said County and State, hereby certify that BENJAMIN CLIFFORD BRASHER and wife, PATRICIA ANN BRASHER, whose names 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 have executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 13 day of November, 1989.

STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS INSTRUMENT WAS FILED

89 NOV 27 PM 1:59

*Thomas W. Snowden, Jr.*  
 JUDGE OF PROBATE

*Ann C. Turberville*  
 NOTARY PUBLIC  
 My commission expires: 9-23-91

BOOK 267 PAGE 643

S40 NOV 1 1989

JUDGE OF PROBATE

STATE OF ALABAMA,  
 COUNTY OF SHELBY.

WARRANTY DEED  
 (WITHOUT SURVIVORSHIP)

LANNETTE LACKEY, a married woman;  
 JILL BRASHER, a single woman; and  
 JENNIFER BRASHER, a single woman

TO  
 BENJAMIN CLIFFORD BRASHER, and wife  
 PATRICIA ANN BRASHER

RETURN TO: