

SEND TAX NOTICE TO:

Howard L. Hall, III

(Name) Caroline O. Hall

508 Dexter Ave

(Address) 35213

This instrument was prepared by

(Name) Gene W. Gray, Jr.

2100 SouthBridge Parkway Suite 650

(Address) Birmingham, Alabama 35209

Form TITLE 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY THOUSAND AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William Brian Brashier and spouse, Beverly Ashworth Brashier

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

Howard L. Hall, III and Caroline O. Hall

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

Shelby County, Alabama to-wit:

The Property conveyed hereby is described on Exhibit "A", attached hereto and made a part hereof.

Subject to:

Advalorem taxes for the year 1992 which are a lien, but not due and payable until October 1, 1992.

Existing easements, rights of way and restrictions of record.

Inst # 1992-13794

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, we have hereunto set OUR hand(s) and seal(s), this 30th

day of June, 19 92.

WITNESS:

(Seal)

William Brian Brashier (Seal)

(Seal)

Beverly Ashworth Brashier (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State, hereby certify that William Brian Brashier and Beverly Ashworth Brashier whose name 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 30th day of June A. D., 19 92

Gene W. Gray, Jr.

Notary Public.

EXHIBIT "A"

A parcel of land in the Survey of Merry Fox Farms, as recorded in Map Book 11 page 12, in the Office of the Judge of Probate of Shelby County, Alabama; being more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter of the Northeast 1/4 of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama and run thence Northerly along the East line of said 1/4 1/4 Section a distance of 221.65 feet to a point; thence turn a deflection angle of 85 deg. 14 min. 41 sec. ^{left} and run Westerly a distance of 800.78 feet to a point in the centerline of a public road; thence turn a deflection angle of 83 deg. 01 min. 15 sec. right and run Northerly along said centerline of said road a distance of 231.94 feet to a point; thence turn a deflection angle of 07 deg. 40 min. 35 sec. right and continue along said centerline of said road a distance of 256.13 feet to a point; thence turn a deflection angle of 00 deg. 18 min. 53 sec. right and continue along said centerline of said road a distance of 133.98 feet to a point; thence turn a deflection angle of 88 deg. 29 min. 08 sec. right and run Easterly a distance of 777.63 feet to a point; thence turn a deflection angle of 74 deg. 12 min. 52 sec. right and run Southeasterly a distance of 442.66 feet to a

Subject to:

Advalorem taxes due October 1, 1992, which are a lien, but not payable until October 1, 1992

Easements, rights of way and restrictions of record.

HALL PURCHASE

06/30/92

W. D. P.
B.A.O.

Inst # 1992-13794

07/13/1992-13794
02:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 79.00