

Ehis Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

James R. Brasher
114 Highway 487
Vandiver, AL 35176

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of TWENTY THREE THOUSAND AND NO/100 DOLLARS (\$23,000.00) to the undersigned grantor, JONATHAN LANE BRASHER, an unmarried man, (herein referred to as GRANTOR), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said GRANTOR does by these presents, grant, bargain, sell and convey unto JAMES R. BRASHER AND SHANNON W. BRASHER, (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$17,500.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 said Grantor does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereto set my signature and seal, this 9th day of March, 1994.

Jonathan Lane Brasher
Jonathan Lane Brasher

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JONATHAN LANE BRASER, an unmarried man, whose name as is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 9th day of March, 1994.

Gay L. Good
Notary Public

My Commission Expires: 9-5-95

Inst # 1994-09373

03/22/1994-09373
03:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.50

Inst # 1994-09373

This legal description is hereby made a part of that certain mortgage from James R. Brasher and his wife, Shannon W. Brasher to Jonathan Lane Brasher dated March 9, 1994.

EXHIBIT "A"

LEGAL DESCRIPTION

Commence at the Southwest corner of Southwest 1/4 of Northwest 1/4, Section 12, Township 18 South, Range 1 East, and run North along the West line of said 1/4-1/4 section 420 feet to the point of beginning, being the Southwest corner of land described in deed recorded in Deed Book 176, page 125, in the Probate Office of Shelby County, Alabama, then continue north along the west line of said 1/4-1/4 section 210 feet, more or less, to the Southwest corner of land described in deed recorded in Deed Book 337, page 628, in the Probate Office of Shelby County, Alabama; then turn right and run east 420 feet, more or less, to the west line of land described in deed recorded in Deed Book 237, page 642, in the Probate Office of Shelby County, Alabama, then turn left and run north along the west line of said land 160 feet, more or less, to the northwest corner of said land; then turn right and run east 210 feet to the northeast corner of said land; then turn right and run south 210 feet to the southeast corner of said land; then turn right and run west 210 feet, more or less, to the east line of the land referred to above in Deed Book 176, page 125; then turn left and run south 160 feet, more or less, to the southeast corner of said land; then turn right and run west 420 feet, more or less, to the point of beginning.

Less and except that part of subject property conveyed to Steve Brasher and Robbie Brasher by deed dated August 28, 1989 and recorded in Real Volume 254, page 116, described as follows:

Commence at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 12, Township 18, Range 1 East; run north along the west line of said 1/4-1/4 section a distance of 420 feet to the point of beginning, being the southwest corner of land described in deed recorded in Deed Book 176, page 125, in the Probate Office of Shelby County, Alabama; thence continue along the west line of said 1/4-1/4 section a distance of 61 feet to a point; thence turn right and run east a distance of 357 feet to a point; thence run south 61 feet; thence run west a distance of 357 feet to the point of beginning of the property herein conveyed. Situated in Shelby County, Alabama.

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