

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred and NO/100 (\$500.00) Dollars and other good and valuable consideration to the undersigned, Cherry S. Brasher as Personal Representative for the Estate of B. Clifford Brasher, deceased herein referred to as Grantor, in hand paid by David Earl Brasher and wife, Janice Marie Brasher herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at a certain point which is at the N. E. corner of the N. E. 1/4 of the N. E. 1/4 of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, and run South, 0 degrees 00 minutes 00 seconds a distance of 616.46 feet to a point; thence run North 89 degrees 41 minutes 55 seconds West a distance of 395.75 feet to the point of beginning; thence continue in the same direction about 264.56 feet to a point; thence run North 0 degrees 02 minutes 36 seconds East a distance of about 309 feet to a point; thence run South 89 degrees 34 minutes 54 seconds East a distance of about 264.56 feet to a point (this point is on the West boundary line of that adjoining parcel conveyed from Stella B. Lynn to Stella B. Lynn by deed dated the 10 day of January, 1994, recorded in the Probate Court of Shelby County, Alabama); thence run South 0 degrees 00 minutes 00 seconds along the adjoining West boundary line just described, a distance of about 309 feet to the point of beginning, containing 1.87 acres, more or less, located in Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.

This is not the homestead property of the Grantor.

Grantor conveys to Grantee a non-exclusive 20 foot easement for ingress and egress and for usual and customary utilities over the lands of the Grantor and Grantor reserves a 20 foot easement for ingress and egress and for usual and customary utilities to parcels conveyed this date, which parcels were drawn and signed in the following order (1) Betty Sue Brasher, (2) Stella B. Lynn, (3) B. Clifford Brasher, (4) D. Kenneth Brasher and (5) Reginald Roland Brasher, but which deeds were delivered and thus intended to have legal effect in the following order so as to give full effect to the provisions concerning easements: (1) To D. Kenneth Brasher, (2) To B. Clifford Brasher, (3) to Reginald Roland Brasher, (4) To Betty Sue Brasher, and (5) To Stella B. Lynn.

Title not examined by Preparer.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it

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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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for himself and his heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that he has a good right to sell and convey the same as aforesaid; that he will and his 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this the 8th day of June, 1999.

Cherry S. Brasher
Cherry S. Brasher as Personal
Representative of the Estate of
B. Clifford Brasher,

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that Cherry S. Brasher as Personal Representative of the Estate of B. Clifford Brasher, deceased whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of June, 1999.

Joanne Portridge
NOTARY PUBLIC
My Commission Expires:
October 26, 2001

This document prepared by:

Gregory S. Graham, Attorney-at-Law
803 3rd. St. S. W.
P. O. Drawer 305
Childersburg, Alabama 35044

✓ Please send tax notice to:
David Earl and Janice Marie Brasher

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