



20060901000431870 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
09/01/2006 09:43:38AM FILED/CERT

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. and Mrs. Oakley Glynn Vincent
23200 Hwy 25
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FOUR THOUSAND SEVEN HUNDRED AND NO/00 DOLLARS (\$4,700.00)** and payment of **2006 real property taxes**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JOHN RICHARD BRASHER, a married man, and JEREMY RICHARD BRASHER, a single man, (herein referred to as grantor, whether one or more)** grant, bargain, sell and convey unto, **OAKLEY GLYNN VINCENT and OLIVE FAYE VINCENT, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the homestead of the Grantor or his respective spouse.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of August, 2006.

John Richard Brasher

Jeremy Richard Brasher

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that John Richard Brasher and Jeremy Richard 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of August, 2006.

Notary Public

My commission expires: 9/12/07



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EXHIBIT A

LEGAL DESCRIPTION

Commence at the NE corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Township 24 North, Range 14 East, Shelby County, Alabama, and run thence North 90° 00' 00" West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 921.73 feet to a point; thence run South 19° 37' 19" West 263.92 feet to a steel pin corner on the South margin of Hiawatha Road and the point of beginning; thence continue along last described course 238.00 feet to a steel pin corner; thence run North 81° 19' 44" West a distance of 87.97 feet to a point 17 feet east of the Northeast corner of the property conveyed by Shannon Wilson to James D. Blair by deed recorded as Instrument # 20051014000537120 in the Probate Office of Shelby County, Alabama; thence turn left and run Southwesterly parallel with and 17 feet east of said Blair boundary for a distance of 453 feet to the Northern boundary of the property conveyed by Grantor to Grantee by deed recorded as Instrument # 20060111000019470 in the Probate Office of Shelby County, Alabama; thence turn left and run North 90° 00' 00" West along the Northern boundary of Grantee's said property to a point on the East boundary of a road leading Southerly from Grantor's access road to the Northern boundary of Grantee's said property, which road was constructed by Roland Foster and is referred to herein as the Roland Foster road; thence turn left and run Northerly along the East boundary of the Roland Foster road to its intersection with the West boundary of the access road leading Southerly from Hiawatha Road to Grantor's residence; then turn left and run Northerly along the West boundary of Grantor's access road to the South margin of Hiawatha Road; thence turn left and run West along the South margin of Hiawatha Road to the point of beginning.

Also a 30-foot wide easement for ingress, egress, and utilities over Grantor's access road or drive leading Southerly from Hiawatha Road at 1649 Hiawatha Road, Calera, AL 35040, to the Roland Foster road.

Shelby County, AL 09/01/2006
State of Alabama

Deed Tax: \$5.00