

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File No. 2017-01-5263
Documentary Evidence: Sales Contract

Send Tax Notice To:
Justin M. Brasher and
Brittany L. Phillips
13123 Highway 25
Calera, AL 35040
(Grantees' Mailing Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Thirty-One Thousand and 00/100 Dollars (\$31,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Justin M. Brasher**, a single individual, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Justin Matthew Brasher and Brittany L. Phillips**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

A lot or parcel of land lying and being situated in the Northwest ¼ of the Southeast ¼, Section 14, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows:

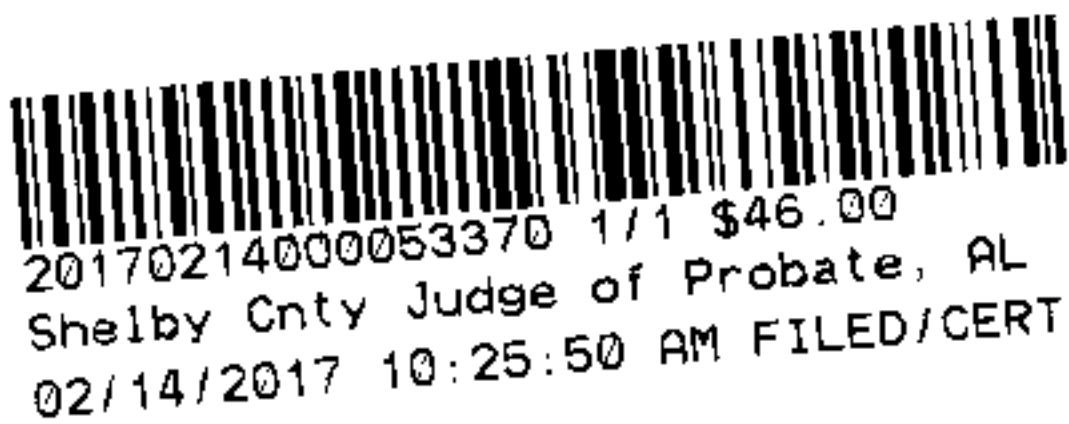
From a point on the Northerly right of way line of Alabama Highway No. 25 where the same is intersected by the West line of the Northwest ¼ of the Southeast ¼, Section 14, Township 22 South, Range 2 West; run North 72 degrees 48 minutes East along said line of said Highway for 360 feet to the Southwest corner of the parcel of land now owned by Danny Hilyer, and the point of beginning of the subject parcel of land; from said point thus established, continue said course along said line of said road for 200 feet; thence run North 0 degrees 57 minutes East for 350 feet; run thence South 72 degrees 48 minutes West for 200 feet to a point on the West line of said Hilyer lot; thence South 00 degrees 57 minutes West along said West line of Hilyer lot for 350 feet; to the point of beginning; being situated in Shelby County, Alabama.


SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even 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, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantor does, for himself/herself, his/her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that he/she is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his/her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set his/her hand and seal, this 7th day of February, 2017.



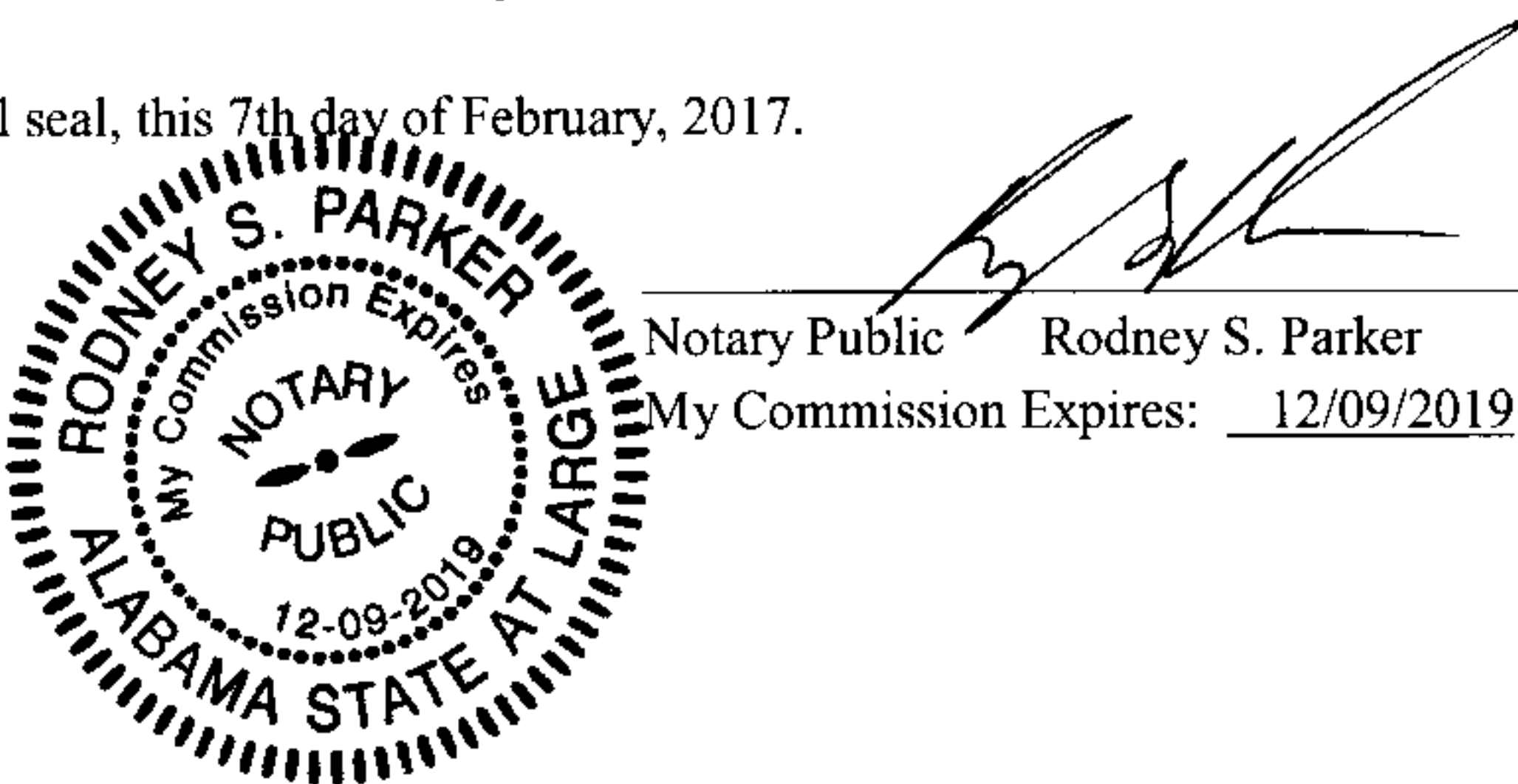
 (Seal)
Justin M. Brasher

Shelby County, AL 02/14/2017
State of Alabama
Deed Tax: \$31.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Justin M. Brasher, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 7th day of February, 2017.



Grantor's Mailing Address:
13123 Highway 25
Calera, Alabama 35040