

State of Alabama

SHELBY

County

381

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventy-five and no/100----- DOLLARS

to the undersigned grantor s Thomas L. Nail and wife Lorain M. Nail

in hand paid by Alfred C. Brasher and wife Elizabeth V. Brasher

the receipt whereof is acknowledged we the said Thomas L. Nail and wife Lorain M. Nail

do grant, bargain, sell and convey unto the said Alfred C. Brasher and wife Elizabeth V. Brasher

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Commence at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 12, Township 24, Range 15 East, and run thence South 86 degrees 45 minutes West 418.4 feet; thence South 86 degrees 45 minutes West 332 feet to a point; thence North 3 degrees and 30 minutes West 328.4 feet to a 425 foot contour; thence South 67 degrees 15 minutes West 54.4 feet; thence South 59 degrees 20 minutes West 58.1 feet; thence South 46 degrees 20 minutes West 224.5 feet; thence South 3 degrees 30 minutes East 245 feet to the point of beginning of the property herein conveyed; thence continue along said line having a bearing of South 3 degrees 30 minutes East for a distance of 100.0 feet; thence North 46 degrees 20 minutes East 130 feet; thence North 3 degrees 30 minutes West 100.0 feet; thence South 46 degrees 20 minutes West 130 feet to the point of beginning; said tract of land thereby enclosed being a parallelogram.

Subject to 1960 taxes.

The above described property is the same as that recorded in Deed Book 161, page 233, and in Volume 170, page 442, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said Alfred C. Brasher and wife Elizabeth V. Brasher

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

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances. except 1960 taxes

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 hands and seal,s

this 13th day of September, 1960

WITNESSES:

Mrs. Shirley Jenkins
Mr. Gilbert Jenkins

Thomas L. Nail (Seal.)
Lorain M. Nail (Seal.)
(Seal.)
(Seal.)

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within was filed for record in this office on the 21 day of Sep 1960 at 2 M. o'clock, and recorded in Book 212 at page 23 on the 21 day of Oct 1960. Mortgage Tax Deed Tax has been paid.

Conrad M. Fowler

Thomas L. Nail

Lorain M. Nail

TO

Alfred C. Brasher

Elizabeth V. Brasher

4332 479 1/2

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP



THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA

JEFFERSON

COUNTY

I, J. Lucian Allgood,

a Notary Public in and for said County, in said State,

hereby certify that Thomas L. Nail and wife Lorain M. Nail

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 13th day of September, 1960

J. Lucian Allgood.

Notary Public.

STATE OF ALABAMA
SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate hereby certify that the within deed was filed in this office for record the 10 day of Oct 1960 at 8 o'clock P.M. and recorded in Book 10-25-60 Record 212 page 22 and examined 10-25-60 and the Mortgage Tax of \$ — Deed Tax of \$ 50 has been paid.

Conrad M. Fowler
Judge of Probate

Fee \$ 1.00

Notary Public, State of Alabama at Large
My commission expires Feb. 28, 1961.
Bonded by Employers Liability Assurance Corporation

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within — was filed for record in this office on the — day of — 1960 at — M. o'clock, and recorded in — Book — at page — on the — day of — 1960. Mortgage Tax — Deed Tax — has been paid.

Conrad M. Fowler
Judge of Probate