

State of Alabama

Shelby County

226
Know All Men By These Presents, 102.

That in consideration of One Dollar and other good and valuable considerations DOLLARS

to the undersigned grantor Melissa A. Nelson

in hand paid by John Daniel Brasher and wife, JoAnn Reach Brasher

the receipt whereof is acknowledged the said Melissa A. Nelson

do as grant, bargain, sell and convey unto the said John Daniel Brasher and wife, JoAnn Reach Brasher

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

Shelby County, Alabama, to-wit:

From the Southwest corner of Section 24, Township 20 South, Range 3 West, run Easterly along the South boundary line of the said Sec. 24, Tsp. 20 S., R. 3W. 974.58 feet, more or less, to the point of intersection of the South boundary line of Sec. 24, Tsp. 20S., R. 3W. and the East Right of Way line of U.S. 31 Highway; Thence turn an angle of 106 Degrees, 38 1/2 Minutes to the left and run Northwesterly along the East R.O.W. line of said U.S. 31 Highway 115.0 feet to the point of beginning of the land herein described and conveyed; Thence continue Northwesterly along the East R.O.W. line of said highway for 100.0 feet; Thence turn an angle of 106 Degrees, 38 1/2 Minutes to the right and run Easterly 225.33 feet; Thence turn an angle of 88 Degrees, 00 Minutes to the right and run Southeasterly 88.70 feet; Thence turn an angle of 89 Degrees, 50 Minutes to the right and run Southwesterly 200.0 feet, more or less, to the point of beginning.

This land being a part of the SW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, and being 0.70 acres, more or less.

TO HAVE AND TO HOLD Unto the said John Daniel Brasher and wife JoAnn Reach 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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,

this 13th day of February, 1962

WITNESSES:

Melissa A. Nelson (Seal.)

(Seal.)

(Seal.)

(Seal.)

[Signature]

TO

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the
day of 19
at o'clock M, and was duly re-
corded in Volume of Deeds
at page, and examined.

Judge of Probate.

1.45
1.91

State of Alabama

Shelby

COUNTY

I, Floetta B. Barton, a Notary Public in and for said County, in said State,
hereby certify that Melissa A. Nelson
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of February

Floetta B. Barton As Notary Public

1962 FEB 13 1962

State of

COUNTY

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 2-16-1962
RECORDED & \$ MTG. TAX
& \$ DEED TAX HAS BEEN
PD ON THIS INSTRUMENT.

I, do hereby certify that on the
the within named
to be the wife of the within named
separate and apart from the husband touching her signature to the within conveyance, acknowledged that
she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of
the husband.

Conrad M. Louder
JUDGE OF PROBATE

Given under my hand and official seal this the day of 19

As Notary Public