

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of one dollar and other valuable considerations DOLLARS

to the undersigned grantor J.A. Payne and wife Gary Delen Brown Payne

in hand paid by Barney R. Brasher and wife Wanda Brasher

the receipt whereof is acknowledged we the said J.A. Payne and wife Gary Delen Brown Payne

do grant, bargain, sell and convey unto the said Barney R. Brasher and wife Wanda Brasher

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

Shelby County, Alabama, to-wit:

Begin at the NE corner of the Gary Delen Brown tract, deed of which is described and recorded in Book 224 Page 538 in the Probate Records of Shelby County, said corner being on the west boundary of a paved road; thence run South 10 degrees 40 minutes West along said road boundary 110 feet to the point of beginning; thence continue on the same line 106 feet; thence run North 64 degrees West 183 feet; thence run North 15 degrees East 72 feet; thence run South 75 degrees East 171.5 feet to the point of beginning.

The parcel described herein being located in the S $\frac{1}{2}$ of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the N $\frac{1}{2}$ of Section 18, Township 20 South, Range 2 West Shelby County Alabama.



TO HAVE AND TO HOLD Unto the said Barney R. Brasher and wife Wanda 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;

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 hand s and seal,

this 4th day of May, 1965

WITNESSES:

Ray N. Mason

J.A. Payne (Seal.)

Gary Delen Brown Payne (Seal.)

(Seal.)

(Seal.)

BOOK 255 PAGE 539

TO

WARRANTY DEED

JOINT GRANTEES 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.

State of ALABAMA

SHELBY COUNTY

I, Roy H. Moore, a Notary Public in and for said County, in said State, hereby certify that J.A. Payne and wife Gary Delen Brown Payne 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 4th day of May 19 65

Roy H. Moore As Notary Public
My commission expires Oct. 24, 1967

State of

COUNTY

I, , a Notary Public in and for said County, in said State, do hereby certify that on the day of 19 , came before me the within named known to me to be the wife of the within named who, being examined 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.

Given under my hand and official seal this the day of

As Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 5-12-1965
RECORDED & \$5.00 TAX
PD. CH. 123 INSTRUMENT

Walter H. Walter
JUDGE OF PROBATE

RETURN TO:
JIM WALTER CORP.
P. O. BOX 9123
TAMPA 4, FLA