

STATE OF ALABAMA

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of Three thousand (\$3,000.00) DOLLARS

to the undersigned grantor George W. Erwin and wife Ruby C. Erwin

in hand paid by

Coy M. Brasher and wife Margaret A. Brasher

the receipt whereof is acknowledged we the said George W. Erwin and wife Ruby C. Erwin

do grant, bargain, sell and convey unto the said Coy M. Brasher and wife Margaret A. Brasher

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

The SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 17, Township 19 S., Range 1 West

Shelby County, Alabama, to-wit:

From the N.E. corner of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ run in a Southerly direction along the east line of said Quarter-quarter for a distance of 786.5 feet; Thence turn an angle of 64 Deg. 29 $\frac{1}{2}$ min. to the right for a distance of 510.0 feet; Thence turn an angle of 84 deg. 19 $\frac{1}{2}$ min. to the right for a distance of 40.7 feet to the point of beginning; Thence turn an angle or 38 deg. 42-3/4 min. to the left for a distance of 379.10 feet; Thence turn an angle of 76 deg. 33 $\frac{1}{4}$ min. to the left for a distance of 288.70 feet to the easterly R.O.W. of U. S. Highway #280; Thence turn an angle of 65 deg. 20 min. to the left for a distance of 43.45 feet along said R.O.W. to the point of a curve to the left having a chord distance of 106.62 feet; Thence around the arc of said curve for a distance of 110.00 feet more or less to the North R.O.W. of the County Road; Thence along the North R.O.W. of said road on a bearing of North 64 deg. 25 $\frac{1}{2}$ min. East for a distance of 434.10 feet to the point of beginning. Containing 2 acres more or less.

TO HAVE AND TO HOLD Unto the said Coy M. Brasher and wife Margaret A. 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, s

this day of

WITNESSES:

Tom Brasher

George W. Erwin (Seal.)

Ruby C. Erwin (Seal.)



(Seal.)

(Seal.)

BOOK 230 PAGE 153

3.1.5.1
4.0

Return to: _____

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 recorded in Volume _____ of Deeds at page _____, and examined.

Judge of Probate

STATE OF Alabama
Shelby COUNTY

I, Sue Rubin, a Notary Public in and for said County, in said State, hereby certify that George W. Erwin and wife Ruby C. Erwin whose name 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of June 1965
Sue Rubin As Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/13/65
RECORDED & \$_____. TAX
& \$3.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

JUDGE OF PROBATE

187 MAY 9 1965
BOOK 236