

This instrument was prepared by

(Name) Frank K. Bynum, Attorney

(Address) 1701 City Federal Building, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO THOUSAND SIX HUNDRED AND NO/100---(\$2,600.00)---- DOLLARS AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Elsie Faye Ogle, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jeffrey A. Brasher and wife, Marsha Brasher

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:

Lot 3, Block 2, according to the Survey of Armstrong Estates,

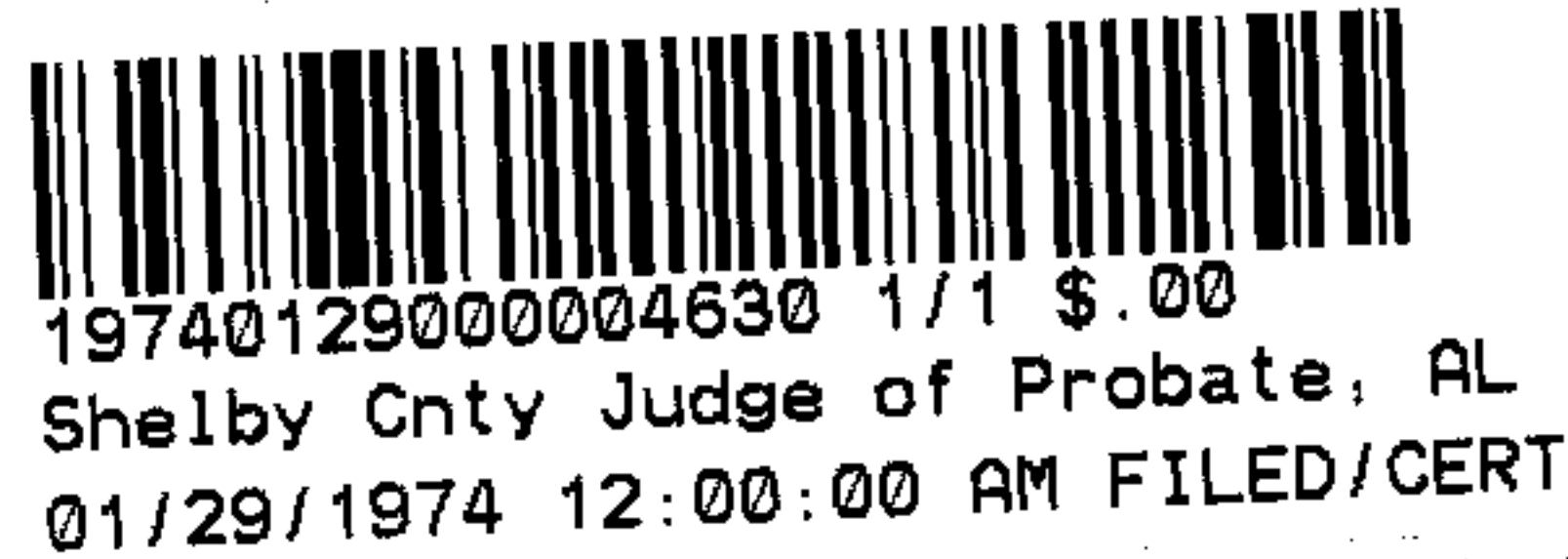
First Sector, as recorded in Map Book 5, Page 19, in the Probate

Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance of that certain mortgage to Real Estate Financing, Inc., recorded in Mortgage Book 322, Page 105, in the Probate Office of Shelby County, Alabama, and subsequently transferred to Lomas Nettleton Company in Misc. Book 3, Page 253, in said Probate Office.

Elsie Faye Ogle, the grantor herein, is the surviving grantee of that certain deed recorded in Real Volume 273, Page 769; the other grantee, Donald L. Ogle, having died on or about December 23, 1973.



TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, I have hereunto set my hand(s) and seal(s), this 24th

day of January, 1974.

(Seal)

Elsie Faye Ogle (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elsie Faye Ogle, an unmarried woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of January, A. D., 1974.

Francis A. Hrusky Notary Public.