

WARRANTY DEED. JOINT GRANTEEES WITH SURVIVORSHIP

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of

One Dollar (\$1.00) and other good and valuable consideration

DOLLARS

to the undersigned grantor

Denver B. Brasher and wife, Lugene T. Brasher

in hand paid by

Ryland C. Brasher

the receipt whereof is acknowledged hereby the said

Grantors, Denver B. Brasher and wife,
Lugene T. Brasher

do hereby grant, bargain, sell and convey unto the said

Grantee, Ryland C. Brasher

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

Shelby

County, Alabama, to-wit:

A part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 29, Township 19, Range 1 West, particularly described as follows: Begin at the Southeast corner of said quarter-quarter section, thence run in a Westerly direction along the South line of said 40 acre tract a distance of 320 feet to the Southeasterly right of way line of the Florida Short Route Highway thence to the right in a Northerly direction at an angle of 84 degrees 45 min, and along the Southeasterly line of said Highway 158.5 feet, thence to the right at an angle of 20 degrees 30 min. and run 150 feet, thence an angle to the right of 79 degrees and run 316.51 feet to the East line of said quarter-quarter section, thence South along said line 210 feet to point of beginning, situated in Shelby County, Alabama.

All of said tract lying South of Tract conveyed to Faye H. Davis by deed recorded in Volume 193, page 91, in the Probate Office of Shelby County, Alabama.

Except easements to Alabama Power Company as recorded in Vol. 102, Page 147, and in Volume 131, Page 515, in the Probate Office of Jefferson County, Alabama.

TO HAVE AND TO HOLD Unto the said Grantee

his

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 the said grantees, their heirs and assigns, that we are they are free from all encumbrances;

heirs, executors and administrators, covenant with lawfully seized in fee simple of said premises; that

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 22nd day of February, 1974.

WITNESSES:

Denver B. Brasher (Seal.)

Lugene T. Brasher (Seal.)

(Seal.)

(Seal.)

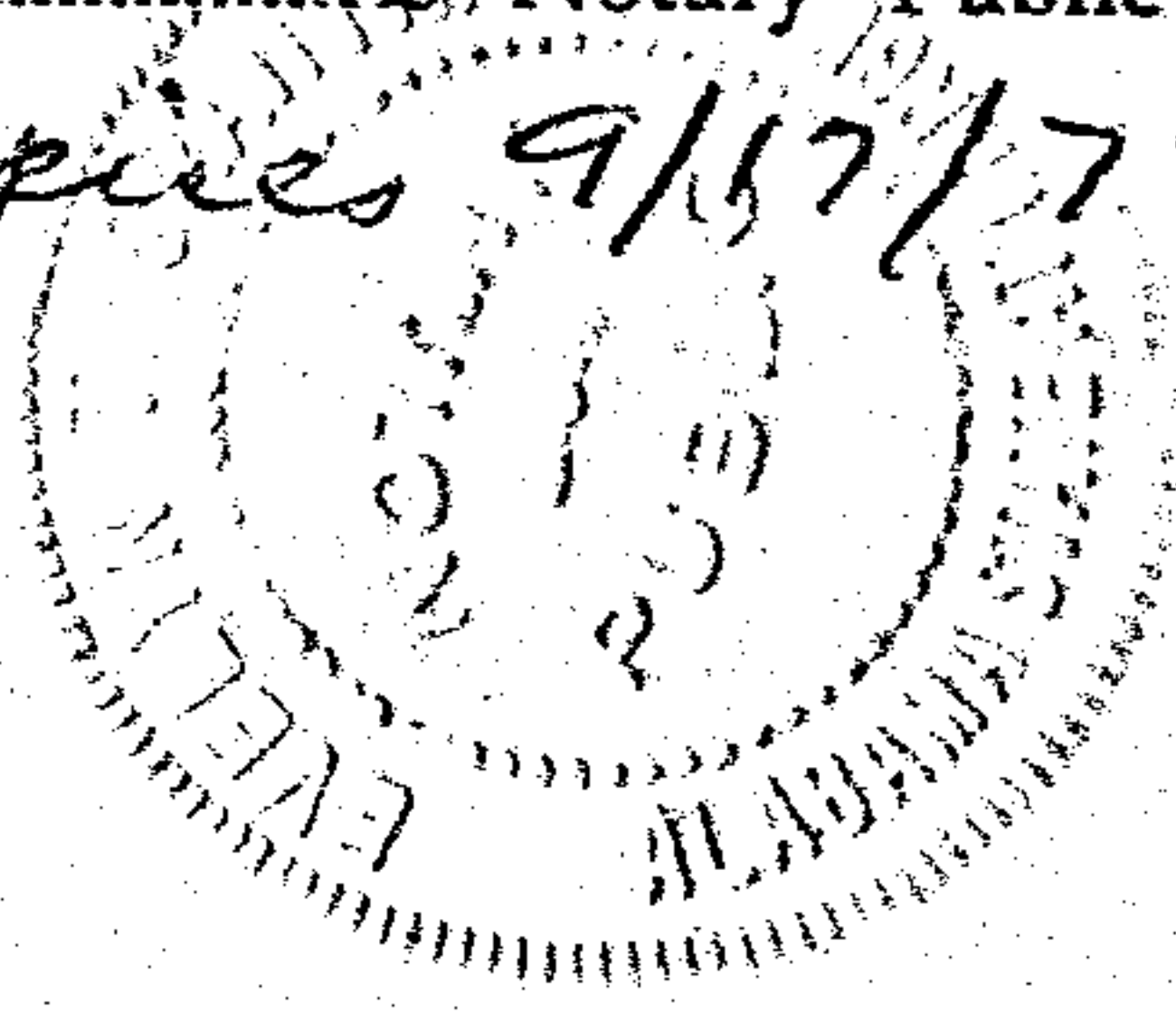


State of ALABAMA
SHELBY COUNTY }

I, Evelyn E. Grantham, a Notary Public in and for said County, in said State, hereby certify that Denver V. Brasher and wife, Lugene T. Brasher whose names 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of February 1974.

Evelyn E. Grantham As Notary Public
my Commission expires 9/17/75



BOOK 285 PAGE 457
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 FEB 25 AM 9:55
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Brasher
JUDGE OF PROBATE



19740225000009180 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/25/1974 12:00:00 AM FILED/CERT

RETURN TO: Ryland C. Brasher
Rt. 1, Sterrett, Ala.

Denver V. Brasher and wife,
Lugene T. Brasher

TO

Ryland C. Brasher

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

TE 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.

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

BIRMINGHAM, ALABAMA

450
44/5
5.9