

NAME: John Martin Galese, Attorney

TITLE NOT CHECKED BY PREPARER

ADDRESS: P.O. Box 336, Birmingham, Alabama 35201CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP**Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

19790122000008120 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/22/1979 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of \$64,000.00-----

to the undersigned grantor, David Fowler Homes, Inc.

a corporation, in hand paid by Joseph L. and wife Kathryn L. Brasher

the receipt whereof is acknowledged, the said David Fowler Homes, Inc., a corporation

does by these presents, grant, bargain, sell, and convey unto the said Joseph L. and wife Kathryn L. Brasher

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

Shelby

County, Alabama, to-wit:

Lot 4 of the J.A. Jones Survey. Situated in the SW $\frac{1}{4}$ - NW $\frac{1}{4}$ of Sec. 3 T. 19 S.
R. 2 W. Shelby County, Alabama. Recorded in Map Book 7, Page 74. Mineral and
mineral rights excepted.

The following restrictions to run with the land. Only a single family dwelling
used only for residential use having 1700 sq. feet of living area or more excluding
porches, carports, garage or basement. No building closer than 15% of the lot
width to side property lines nor closer than 75 feet to road right of way or rear
property line. No fence to be erected closer to front road than the front corner
of house. No trailers, mobile homes, garage apartments, barn or other outbuildings
shall be erected on this lot for use either temporary or permanently as a residence.
Only domestic pets are allowed.

An easement 20 feet wide across west frontage of lot for access to adjoining lots.

\$ 64,000.00 of the purchase price herein was paid from the proceeds of a third
party mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Joseph L. and wife Kathryn L. 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 said David Fowler Homes, Inc. does for itself, its successors

and assigns, covenant with said Joseph L. and wife Kathryn L. Brasher
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,
that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns
shall, warrant and defend the same to the said Joseph L. and wife Kathryn L. Brasher

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said David Fowler Homes, Inc.

signature by David F. Fowler has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary,
on this day of January, 1979.

ATTEST:

Secretary.

By

David F. Fowler
President

JEFFERSON FEDERAL SAVINGS & LOAN ASSOCIATION

JEFFERSON FEDERAL BUILDING

215 NORTH 21ST STREET

BIRMINGHAM, ALABAMA 35203

BOOK 317 PAGE 384

JEFFERSON COUNTY, ALABAMA 35203

David Fowler Homes, Inc.

TO

Joseph O. Braxton
+
Kathryn L. Braxton

CORPORATION

WARRANTY DEED

STATE OF ALABAMA,

028348 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 FURNISHED BY
ALABAMA TITLE COMPANY, INC.
AGENTS FOR
LOUISVILLE TITLE INSURANCE CO.
615 No. 21st Street Birmingham, Ala.

19790122000008120 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/22/1979 12:00:00AM FILED/CERT

State of Alabama
JEFFERSON COUNTY;

I, the undersigned, _____, a Notary Public in and for said
county in said state, hereby certify that David F. Fowler
whose name as President of the David Fowler Homes, Inc.,
a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge before me on this day
that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same
voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 15th day of January, 1979.
My Commission Expires August 22, 1982

Margaret R. Swanson
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED

9 JAN 22 AM 8:41 Recd. 357

Thomas A. Swanson, Jr.
JUDGE OF PROBATE
Rec. 3.00
Ind. 1.00
4.00

200 170 500