

This instrument was prepared by

(Name) Mary Jo Brasher

(Address) Leeds, Alabama



This Form furnished by:

**Cahaba Title, Inc.**

1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR- 265

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

*Total*  
**\$20,000.00**

That in consideration of One Dollar and other considerations DOLLARS

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

Margaret O. Hardin, a single woman

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

E. Allen Brasher and wife Mary Jo 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:

A parcel of land containing 0.16 acre, more or less, located in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the SW corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; Thence run North along the West Section line a distance of 210.00 feet to the point of beginning; thence continue last course a distance of 130.00 feet; Thence turn right 90° 00' 00" a distance of 25.80 feet to the centerline of a chert drive; Thence turn right 62° 07' 49" along said centerline a distance of 60.44 feet; Thence turn right 13° 53' 29" along said centerline a distance of 80.56 feet; Thence turn right 105° 13' 42" a distance of 73.53 feet to the point of Beginning.

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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 23RD day of February, 1983.

WITNESS:

Leeds TAX 20.00  
Rec 1.50  
Fund 1.00  
22.50

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS (Seal)  
INSTRUMENT WAS FILED  
(Seal)  
1983 MAR -7 AM 11:12

Margaret Hardin (Seal)

(Seal)

(Seal)

Thomas A. Shouder, Jr.  
JUDGE OF PROBATE

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, The Undersigned a Notary Public in and for said County, in said State, hereby certify that Margaret O. Hardin, a single person 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 23RD day of February