

341

(Name) _____

This instrument was prepared by

(Address) _____

(Name) Mike T. Atchison, Attorney(Address) Post Office Box 822, Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand (\$3,000.00) and no/100 DOLLARS

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

✓ Leon L. Brasher and wife, Inez L. Brasher

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

David H. Brasher and wife, Hellen J. Brasher

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Beginning at the SE corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 10, Township 18 South, Range 1 East, running West 140 yards; thence North 70 yards; thence East 140 yards; thence South 70 yards to point of beginning.

Subject to taxes for 1983 and subsequent years.

Subject to rights of way, easements, permits, and roadways of record or in evidence through use.

GRANTORS ADDRESS:

Mr. Leon L. Brasher

Route 1, Box 81

Vandiver, Alabama 35176

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

1983 APR -7 PM 2:41

Thomas G. Snowden, Jr.
JUDGE OF PROBATE

Deed tax 300
Rec 150
Sub 100
55-0

TO HAVE AND TO HOLD Unto the said GRANTEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, we have hereunto set our hand(s) and seal(s), this

day of April, 19 83

WITNESS:

(Seal)

Leon L. Brasher
Leon L. Brasher (Seal)

(Seal)

Inez L. Brasher
Inez L. Brasher (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Leon L. Brasher and wife, Inez L. Brasher whose name s 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ✓ day of April, A. D., 19 83
Route 1, Box 81, Vandiver, Alabama 35176

Mike T. Atchison
Notary Public.