

This instrument prepared by

HARRISON, CONWILL & HARRISON
P. O. BOX 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY } COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Ovie Shaner, Jr., a single man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Frederick Calvin Brasher

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A parcel of land in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 18, Range 1 East, Shelby County, Alabama, being a portion of the lands conveyed to Lila Rocks and husband, Carrol A. Rocks in deed recorded in Deed Book 267, Page 402, in the Probate Office of Shelby County, Alabama, more specifically described as: Beginning at a point on the North boundary line of the right-of-way of the Central of Georgia Railway at the Southeast corner of the Arnold A. Whitfield lot; thence North along the East line of the Whitfield lot a distance of 210 feet; thence Southeasterly, parallel with the North boundary line of said railroad right-of-way a distance of 210 feet; thence South parallel with the East line of the Whitfield lot a distance of 210 feet to a point on the North boundary line of said railroad right-of-way; thence Northwesterly along the North boundary line of said railroad right-of-way a distance of 210 feet to the point of beginning. Subject to easements and rights-of-way of record.

ALSO, an easement for ingress and egress twenty (20) feet wide over and across Lila Rocks and husband, Carol A. Rocks remaining land from Alabama State Highway No. 25 to the above described property.

GRANTORS ADDRESS:
Route 1, Box 307 BF
Sterrett, Alabama

GRANTEES ADDRESS:
Route 1, Box 305 B
Sterrett, Alabama

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 7th day of December, 19 83.

Deed TAX \$0.50
Doc 1.50
Ind 1.00
3.00
1983 DEC 9 PM 3:09
SHELBY CO. PROBATE
FILED

(SEAL) Ovie Shaner, Jr. (SEAL)
(SEAL)
(SEAL)

STATE OF ALABAMA
SHELBY } COUNTY

General Acknowledgment
a Notary Public in and for said County,

I, the undersigned authority
in said State, hereby certify that
Ovie Shaner, Jr., a single man
whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of December, A.D. 19 83

Harrison & Conwill

William R. Justice
Notary Public