

This instrument was prepared by

(Name) Charles Boyd
Route 2, Box 1055
(Address) Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Dollars DOLLARS

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

J. L. Brasher and wife Leona Brasher
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles Boyd and wife, Floyce Boyd
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land containing 0.48 acres of land in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows:
Commence at the NW Corner of said $\frac{1}{4}$ - $\frac{1}{4}$;
Thence run South along the West $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 330.41 feet;
Thence turn left 91° 49' 45" and run Easterly a distance of 132.0 feet to the Point of Beginning;
Thence turn right 91° 47' 39" and run Southerly a distance of 210.0 feet to the Northwestern side of a paved public road;
Thence turn left 137° 15' 04" and run Northeasterly along said road a distance of 294.5 feet;
Thence turn left 134° 32' 35" and run westerly a distance of 200.0 feet to the Point of Beginning.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 27th day of January, 19 84.

WITNESS:

J. L. Brasher (Seal) Leona Brasher (Seal)
1.00 1.50 1.00 3.50
STATE OF ALA. SHELBY CO. 1984 FEB 10 AM 11:15 (Seal)

STATE OF ALABAMA

Shelby COUNTY
JUDGE OF PROBATE

General Acknowledgment

I, Laura Smith Willis, a Notary Public in and for said County, in said State, hereby certify that J. L. Brasher and wife, Leona Brasher whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of January, A. D., 19 84

Form 31-A

Jim Walter homes, inc.

P. 22601 1500 N. DALE MABRY HW TAMPA, FLORIDA 33622

My Commission Expires: 8-4-87