

This instrument was prepared by

(Name) COURTNEY H. MASON, JR.

(Address) P.O. BOX 360187, Birmingham, AL 35236-0187

263



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-ONE THOUSAND AND NO/100TH (\$61,000.00) DOLLARS

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

Robert H. Gates and wife, Aldona A. Gates

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

John T. Brasher and wife, Susan E. 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:

Lot 3, according to the survey of Cahaba Manor Town Homes, Third Addition, as recorded in Map Book 7, Page 158 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$57,900.00 of the above recited purchase price was paid by a mortgage loan closed simultaneously herewith.

Grantees' Address: 604 Cahaba Manor Lane, Pelham, AL

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

And ~~X~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 July, 19 84

WITNESS:

Deed Tax 3.50
Rec'd 2.50
Ind 1.00
7.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
(Seal)
1984 AUG -6 AM 9:26
44-453-443
JUDGE OF PROBATE

Robert H. Gates (Seal)
Aldona A. Gates (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert H. Gates and wife, Aldona A. Gates 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 they executed the same voluntarily on the day the same bears date.

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