

(Name) W. Johnson, Attorneys at Law  
P. O. Box 987  
(Address) Alabaster, Alabama 35007



**Canaba Title, Inc.**  
Highway 31 South at Valley Road, P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-6600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWELVE THOUSAND AND NO 100 (\$12,000.00) DOLLARS

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

John Daniel Brasher and Jo Ann Brasher

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

Joe Neil Roberts and wife, Patricia Ann Roberts

(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:

Parcel 1:

Back Lot (top of hill)

A parcel of land in the NW 1/4 of NE 1/4, Section 3, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: From the NW corner of said 1/4 1/4 Section, run Magnetic South along the West 1/4 1/4 line for 587.8 feet; thence run South 87 deg. 48 min. 47 sec. East for 328 feet; thence run North and parallel to the West 1/4 1/4 line for 20 feet to the beginning point of subject lot; from said point continue said course 190 feet; run thence South 87 deg. 48 min. 47 sec. East for 442.46 feet to a point on the Westerly right of way line of County Highway No. 264; thence run along said right of way line South 27 deg. 40 min. 18 sec. West for 44.31 feet; thence run North 87 deg. 48 min. 47 sec. West for 256.66 feet; thence run South 00 deg. 43 min. 39 sec. West for 174.04 feet; thence run North 79 deg. 21 min. 17 sec. West for 165 feet, back to the beginning point.

Subject to easements, restrictions and rights-of-way of record.

Also:

Parcel 2:

A parcel of land in the NW 1/4 of NE 1/4, Section 3, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: From the NW corner of said 1/4 1/4 Section, run Magnetic South along the West 1/4 1/4 line for 587.8 feet; thence run South 87 deg. 48 min. 47 sec. East for 328 feet; run thence North and parallel to the West 1/4 1/4 line for 20 feet to a point; run thence South 79 deg. 21 min. 17 sec. East for 165 feet to the beginning point of subject lot; from said point, continue said course for 209.17 feet to a point on the Westerly right of way of County Highway No. 264; thence run along said right of way line North 13 deg. 23 min. 49 sec. East for 57.11 feet; thence continue along said right of

(DESCRIPTION CONTINUED ON REVERSE SIDE)

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, we have hereunto set OUR hand(s) and seal(s), this 28th day of August, 19 85.

WITNESS:

(Seal)

(Seal)

(Seal)

*John Daniel Brasher*

(John Daniel Brasher)

*Jo Ann Brasher*

(Jo Ann Brasher)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Daniel Brasher and Jo Ann Brasher whose names 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 28th day of August, A. D. 19 85.

*Jamie E. Cline*

way line North 08 deg. 06 min. 07 sec. East for 50.22 feet; thence continue along said right of way line North 18 deg. 42 min. 13 sec. East for 35.87 feet; thence continue along said right of way line North 18 deg. 21 min. 13 sec. East for 63.5 feet; thence continue along said right of way line North 27 deg. 40 min. 18 sec. East for 3.93 feet; thence run North 87 deg. 48 min. 47 sec. West for 256.66 feet; thence run South 00 deg. 43 min. 39 sec. West for 174.04 feet, back to the beginning point.

Subject to easements, restrictions and rights-of-way of record.

\$6,000.00 of the above proceeds was paid by way of purchase money mortgage executed simultaneously herewith.

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

1985 SEP -4 AM 9:11

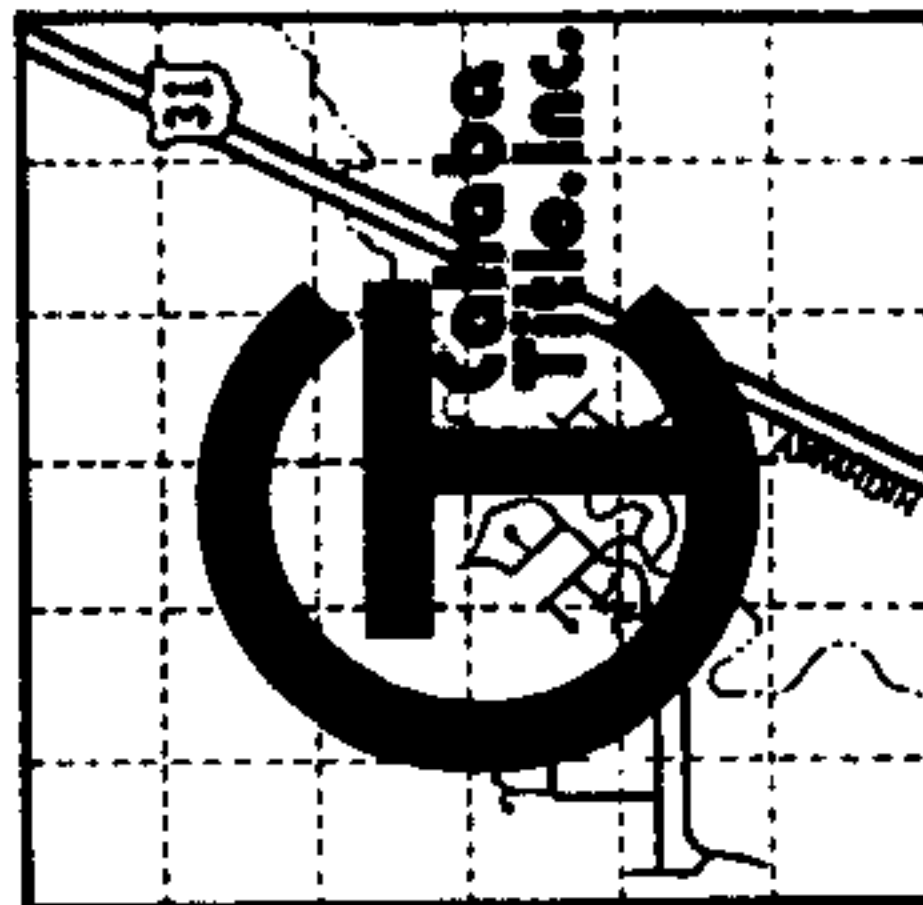
Deed tax - 6.00  
Rec. 5.00  
Ind. 1.00  
12.00

THOMAS J. HUNTER  
JUDGE

BOOK 039 PAGE 946

TO

**WARRANTY DEED**  
**JOINTLY FOR LIFE WITH REMAINDER**  
**TO SURVIVOR**



Recording Fee \$  
Deed Tax \$

This form furnished by

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 889  
Fayette, AL 36124  
Phone 361-5800  
Policy 361-5800