

SEND TAX NOTICE TO:

(Name) Paul Yeager  
(Address) Box 67  
Pelham, AL 35124

This instrument was prepared by

(Name) Courtney H. Mason, Jr.  
(Address) P. O. Box 360187  
Birmingham, Alabama 35236-0187

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 one hundred eighty two thousand four hundred & 00/100ths (\$182,400.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, David W. Yeager, a married man, John Paul Brasher, a single man, William H. Brasher, a married man, J. Austin Yeager, a married man, W. Paul Yeager, a married man, and Patricia Fuhrmeister, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto W. Paul Yeager and wife, Clara Yeager

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

SHELBY County, Alabama to-wit:

See attached Exhibit "A" for Legal Description

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

The sellers hereby affirm that this property is not their homestead property as defined by the Code of Alabama.

All parties signed hereto are heirs of W. H. Brasher and wife, Mary Jeanette Brasher.

John Paul Brasher is one and the same person as John P. Brasher.

The agreed upon consideration for Parcel 1 is \$5,000.00 per acre and for Parcel 2 is approximately \$536.00 per acre.

100% of the above-recited purchase price was paid from a mortgage closed simultaneously herewith.

William H. Brasher is one and the same person as William Howard Brasher.

J. AUSTIN YEAGER ON BACK

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, cl have hereunto set my hand(s) and seal(s), this 10th

day of May, 1986.

David W. Yeager (Seal)  
David W. Yeager  
John Paul Brasher (Seal)  
John Paul Brasher  
William H. Brasher (Seal)  
William H. Brasher  
STATE OF ALABAMA  
Washington COUNTY

W. Paul Yeager (Seal)  
W. Paul Yeager  
Patricia Fuhrmeister (Seal)  
Patricia Fuhrmeister, by and through  
her attorney in fact, W. Paul Yeager (Seal)

I, Laurel A. Loney, a Notary Public in and for said County, in said State, hereby certify that David W. Yeager whose name he 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 10th day of May, A.D., 1986

RETURN TO

TO

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

THIS FORM FROM  
LAWYERS TITLE INSURANCE CORP.  
Title Insurance  
BIRMINGHAM, ALA.

State of Ala.  
Shelby Co.

I, William Dae Denson, a Notary Public in and for said County, in said State, hereby Certify that John Paul Brasher, whose name he 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 the 19th day of May 1986.

My Commission Expires May 23, 1988

William Dae Denson  
Notary Public



STATE OF MD.  
COUNTY OF MONTGOMERY

IN WITNESS WHEREOF, I have HERE UNTO SET MY HAND(S) AND SEAL(S), THIS 13th DAY OF May, 1986.

Anthony F. Chite (WITNESS)

\*

J. Austin Yeager

Witness my hand & seal this 13th day of May, 1986, that J. AUSTIN YEAGER did personally appear before me, Anthony F. Chite & signed this CONVEYANCE.

State of Alabama  
Shelby County  
My comm. exp. 7-1-86

I, Donna Little, a Notary Public in and for said County, in said State, certify that William N. Brasher who 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 19th day of May A.D., 19 86.

My Commission Expires May 30, 1989

Donna Little NOTARY



STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, in and for said County in said State, hereby certify that W. Paul Yeager, a married man, whose name 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 THE 23rd day of May, 1986.

  
NOTARY PUBLIC

My commission expires: 4-9-87

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, in and for said County in said State, hereby certify that W. Paul Yeager, whose name as Attorney in Fact for Patricia Yeager Fuhrmeister, 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, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 23rd day of May, 1986.

  
NOTARY PUBLIC

My commission expires: 4-9-87

BOOK 074 PAGE 119

PARCEL 1

A part of the NW $\frac{1}{4}$  - NE $\frac{1}{4}$  and the NE $\frac{1}{4}$  - NE $\frac{1}{4}$ , of Section 20, and a part of the NW $\frac{1}{4}$  - NW $\frac{1}{4}$  of Section 21, all in Township 20 South Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the NW corner of Section 21, T.S. 20S, R2W, Shelby County, Alabama and run thence S 88°-15'-28" E along the North line of said Section 21 a distance of 386.86' to a point on the Northwesternly right of way line of the Seaboard Coast Line Railroad, Thence run S 41°-38'-24" W along said right of way line a distance of 1,506.65' to a point on the said railroad right of way line on the North edge of a dirt road that crosses the track, thence run N 51°-45'-15" W a distance of 205.73' to a point, Thence run N 37°-15'-41" W a distance of 208.00' to a point, Thence run N 53°-08'-09" W a distance of 310.16' to a point, Thence run N 46°-06'-04" W a distance of 196.67' to a point, Thence run N 69°-04'-55" W a distance of 105.82' to a point, Thence run N 83°-39'-47" W a distance of 187.22' to a point, Thence run N 87°-04'-06" W a distance of 119.50' to a point, Thence run S 72°-35'-53" W a distance of 144.73' to a point, Thence run N 38°-32'-19" W a distance of 298.85' to a point on the Southeasterly right of way line of Shelby County Highway No. 11, Thence run N 51°-27'-41" E along the said right of way line of said highway a distance of 435.00' to a point on the North line of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 20, T.S. 20S, R2W, Thence run S 89°-52'-30" E along the North line of said Section 20 a distance of 1,680.08' to the point of beginning, containing 32.66 acres and subject to all agreements, easements, restrictions and/or limitations of probated record or applicable law.

# EXHIBIT "A"

## PARCEL 5

The NW1/4 of Section 21, Township 20 South, Range 2 West, and all that part of the NE1/4 of NE1/4 of Section 20, Township 20 South, Range 2 West, lying South and West of the Seaboard Coast Line Railroad. Less and except the following described property:

Begin at the N.W. corner of the S.W.1/4 of the N.W.1/4, Section 21, Township 20 South, Range 2 West, Shelby County, Alabama and run thence S 89°-49'-41" W along the South line of the N.E.1/4 of the N.E.1/4 of Section 20, T.S.20S,R2W a distance of 637.16' to a point on the East right of way line of the Seaboard Coast Line Railroad, Thence run N 41°-38'-24" E along said Easterly right of way line of said railroad a distance of 138.18' to a point, Thence run N 76°-33'-18" E a distance of 342.81' to a point, Thence run N 31°-12'-38" E a distance of 86.17' to a point, Thence run S 60°-29'-05" E a distance of 89.94' to a point, Thence run S 74°-18'-08" E a distance of 433.85' to a point 330.0' East of the West line of Section 21, Thence run S 0°-50'-31" E parallel with the said West line of said Section 21 a distance of 718.94' to a point, Thence run S 88°-15'-29" E a distance of 148.0' to a point, Thence run N 52°-49'-50" E a distance of 96.57' to a point, Thence run S 73°-42'-15" E a distance of 241.37' to a point, Thence run S 88°-15'-29" E a distance of 388.76' to a point, Thence run S 0°-50'-31" E parallel with the same said West line of Section 21 a distance of 674.89' to a point, Thence run Westerly a distance of 1,175.87' more or less, to a point, Thence run N 0°-50'-31" W along the said West line of said Section 21 a distance of 1,290.71' to the point of beginning, containing 26.42 acres and subject to all agreements and easements of probated record.

BOOK 074 PAGE 121

STATE OF ALA. SHELBY CO. DEED TAX \$  
I CERTIFY THIS INSTRUMENT WAS FILED  
1986 MAY 30 PM 12:25  
3. Recording Fee 12.50  
4. Indexing Fee 5.00  
TOTAL 17.50  
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1986 MAY 30 PM 12:25  
JUDGE OF PROBATE