

WARRANTY DEED

500.00

1241

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of _____

_____ DOLLARS to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, L. B. BRASHER and JOHNNY BRASHER (herein referred to as Grantors) do grant, bargain, sell and convey unto LONNIE BRASHER (herein referred to as Grantee) his heirs and assigns forever, the following described real estate situated in Shelby County, Alabama, to-wit:

BEGINNING at a point located 412.5 feet easterly along the south line of the Northwest Quarter of the Southeast Quarter of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, being along a call of 91° 46' 50", the point of BEGINNING; thence continuing 243.75 feet to a point near old rock corner, now property of Johnny Brasher; thence along Brasher's western severance line, N 88° 39' 10" E 455.81 feet to a point; thence N 91° 21' W 175 feet to a point; thence S 65° 00' W 187.5 feet; thence S 88° 13' 10" W 275 feet to the point of BEGINNING, and containing 2.25 acres.

ALSO CONVEYED HERewith is a permanent ingress and egress easement along an existing roadway running to the public Highway No. 72.

THIS CONVEYANCE is made subject to any and all agreements, easements, rights of way or restrictions of record.

REFERENCE is made to Deed Book 320, at page 374 in the Register's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set out hands and seals this

15 day of October, 1986.

L. B. Brasher (Seal)
L. B. BRASHER

Johnny Brasher (Seal)
JOHNNY BRASHER

3754 Halafix Cir.
Morristown, Tenn 37815

BOOK 095 PAGE 647

STATE OF Alabama

Shelby COUNTY

I, the undersigned, a Notary Public in and for the County in said State hereby certify that L. B. BRASHER and JOHNNY 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 15 day of October, 1986.

Laura Smith
Notary Public
My Commission expires 8-14-87

BOOK 095 PAGE 648

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

1986 OCT 15 PM 1:00

Thomas W. Swindley, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>1.50</u>
2. Mtg. Tax	_____
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.50</u>