

Send Tax Notice to:
Maneon Amos Brasher and
Geneva Brasher

1658
This instrument prepared by:
Wallace, Ellis, Head & Fowler
Columbiana, Alabama 35051

500.00

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of LOVE AND AFFECTION AND ONE & NO/100 (\$1.00) DOLLARS, to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, EARL BRASHER, a married man (herein referred to as grantor) do grant, bargain, sell and convey unto MANEON AMOS BRASHER and wife, GENEVA BRASHER, (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in helby County, Alabama, to-wit:

EB

BOOK 120 PAGE 254

Commence at the SW corner of the E1/2 of the SE 1/4 of NE 1/4 of Section 11, Township 19 South, Range 1 West; thence N 0 deg. 03' 20"E along the West line of said E 1/2 402.58 feet to the point of beginning; thence continue along the last named course 610.77 feet to the Southerly right of way line of Bear Creek Road; thence N 56 deg. 27' E along said right of way 120.13 feet; thence S 0 deg. 03' 20" W 302.30 feet; thence N 69 deg. 25' 20" E 49.18 feet; thence S 0 deg. 03' 20" W 183.95 feet; thence S 89 deg. 56' 40" E 62.60 feet; thence S 0 deg. 03' 20" W 193.71 feet; thence S 89 deg. 56' 40" E 122.28 feet to the West line of a 25.0 ft. Easement; thence S 4 deg. 01' E along said easement line 15.04 feet; thence N 89 deg. 56' 40" W 330.63 feet to the point of beginning.

Being a part of the E 1/2 of the SE 1/4 of the NE 1/4 of Section 11, Township 19 South, Range 1 West, and being Parcel No. 1, according to survey of F. W. Meade, Registered Land Surveyor, dated February 10, 1987.

Also, a non-exclusive easement for ingress and egress to and from the above described parcel, and to and from other parcels now or formerly owned by the grantor, Earl Brasher, and to and from Shelby County Highway No. 43, which is also known as the Bear Creek Road, said easement being more particularly designated and described as being of a uniform width of 25.00 feet, the center line thereof being described as follows:

Commence at the SE corner of the NE 1/4 of SE 1/4 of Section 11, Township 19 South, Range 1 West; thence N 89 deg. 04' W along the South line of same 293.15 feet to the point of beginning of the center line of 25.00 ft. easement; thence N 0 deg. 29' E 1333.87 feet to the South line of the SE 1/4 of NE 1/4 of said Section 11; thence N 6 deg. 48' E 201.97 feet; thence N 36 deg. 47' W 106.56 feet; thence N 4 deg. 01' W 382.46 feet; thence N 22 deg. 13' W 293.34 feet; thence N 30 deg. 27' W 183.95 feet to the Southerly right of way line of Bear Creek Road, and the end of easement.

Subject to easements and rights of way of record. The above described property constitutes no part of the homestead of grantor or his spouse.

The grantor warrants that he is the surviving husband of Lillie B. Brasher, who died on or about January 31, 1984, and further, that said property was formerly owned by said Lillie B. Brasher, as shown by deed recorded in Deed Book 273 at page 470, Office of Judge of Probate of Shelby County, Alabama, and was subsequently owned by said Lillie

5076 - Bear Creek Rd. 43
Sterrett Al. 35147

B. Brasher and the grantor, Earl Brasher, as joint tenants with right of survivorship, as shown by deed recorded in Deed Book 280 at page 401 in said Probate Office, and further, that this conveyance is executed as a part of a division of said real estate formerly owned by said Lillie B. Brasher and said Earl Brasher by and among family members of a family estate.

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this 26th day of February, 1987.

Earl Brasher
Earl Brasher

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earl Brasher, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 26th day of February, 1987.

Lanice Brasher
Notary Public

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

1987 MAR 18 AM 11:47

Thomas P. Brasher, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.50</u>

