

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:

(Name) ✓ JAMES E. HILL, JR.

(Address) 819 Parkway Drive SE
Leeds, AL 35094

Send Tax Notice to:

(Name) Victor Marden

(Address) 3571 Cahaba Beach Road
Birmingham, AL 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY THOUSAND AND NO/100 (\$20,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

E. ALLEN BRASHER, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto

VICTOR MARDEN and DOROTHY MARDEN

(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:

A parcel of land containing 0.16 acre, more or less, located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the SW corner of said $\frac{1}{4}$ Section; Thence run North along the West Section line a distance of 210.00 feet to the point of beginning; thence continue last course a distance of 130.00 feet; thence turn right 90° 00' 00" a distance of 25.80 feet to the centerline of a chert drive; Thence turn right 62° 07' 49" along said centerline a distance of 60.44 feet; Thence turn right 13° 53' 29" along said centerline a distance of 80.56 feet; Thence turn right 105° 13' 42" a distance of 73.53 feet to the point of Beginning.

\$12,649.19 of the above consideration was paid by mortgage loan closed simultaneously herewith.

E. Allen Brasher being the sole surviving grantee in that certain deed recorded in Book 345, page 536 in the Probate Office of Shelby County, Alabama, Mary Jo Brasher having departed this life on or about the 28th day of August, 1987.

1. Deed Tax	<u>7.50</u>
2. M $\frac{1}{2}$ Tax	<u> </u>
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>11.00</u>

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 for 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 17th day of December, 19 87.

WITNESS

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

88 JAN -5 PM 2:20 (Seal)

STATE OF ALABAMA

JEFFERSON

Judge of Probate

General Acknowledgment

I, the undersigned authority , a Notary Public in and for said County, in said State, hereby certify that E. Allen Brasher, an unmarried 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 17th day of December A.D., 1987

James E. Hill, Jr.
Notary Public

My Commission Expires: