

SEND TAX NOTICE TO:

1073

(Name) Bobby L. & Teresa Littleton

(Address) Rt. 3 Box 1034 A

Alpharetta, Ga. 35124

This instrument was prepared by

(Name) William R. Hill, Jr.

One Perimeter Park South, Suite 320-S

(Address) Birmingham, Alabama 35243

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

TAX VALUE: \$500.00

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten and Other Good and Valuable Considerations (\$10.00)---DOLLARS

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

Lonnie Joe Brasher, An Unmarried Man

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

Bobby L. Littleton and wife, Teresa Littleton

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

Shelby

County, Alabama to-wit: PARCEL 2:

100 PAGE 130
100 BOOK
Commence at the S.W. corner of the N.E. 1/4 of the S.E. 1/4, Section 18, T.S. 20 S, R2W, Shelby County, Alabama, and run thence Easterly along the South line of said quarter-quarter a distance of 440.53' to the point of beginning of the parcel being described; thence continue along last described course a distance of 219.15' to a point; thence turn an angle of 88° 40 minutes 00 seconds to the left and run Northerly a distance of 455.81' to a point; thence turn an angle of 91° 20 minutes 00 seconds to the left and run Westerly a distance of 178.43' to a point; thence turn an angle of 65° 00 minutes 00 seconds to the left and run Southwesterly a distance of 104.41' to a point; thence turn an angle of 23° 40 minutes 00 seconds to the left and run Southerly a distance of 363.88' to the point of beginning, containing 2.25 acres. Property is served by a twenty foot wide easement described in separate description.

Subject to all existing taxes, easements and restrictions of record.

Twenty foot wide easements servicing property is described as follows: A twenty foot (20') wide access easement described as follows: Commence at the S.W. corner of the N.E. 1/4 of the S.E. 1/4, Section 18, T.S. 20 S, R2W, Shelby County, Alabama, and run thence Westerly a distance of 396.0' to a point; thence turn an angle of 91° 46 minutes 50 seconds to the right and run Northerly a distance of 209.03' to the point of beginning of the easement being described; thence continue along last described course a distance of 20.01' to a point; thence turn an angle of 88° 13 minutes 10 seconds to the right and run Easterly a distance 1,057.47' to a point on the West property line of Parcel No. 1; thence turn an angle of 91° 20 minutes 00 seconds to the right and run Southerly a distance of 20.01' to a point; thence turn an angle of 88° 40 minutes 00 seconds to the right and run Westerly a distance of 1,057.32' to the point of beginning and the end of easement.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 24

day of June 19, 1988.

WITNESS:

STATE OF ALA. SHELBY

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

Lonnie Joe Brasher

(Seal)

Lonnie Joe Brasher, An Unmarried Man

(Seal)

88 AUG 12 PH 1141 Deed Tax \$ 50

2. Mtg. Tax (Seal)

(Seal)

STATE OF ALABAMA JUDGE OF PROBATE 3. Recording Fee 250

SHELBY COUNTY } 4. Indexing Fee 100

I, William R. Hill, Jr. TOTAL 700, a Notary Public in and for said County, in said State,

hereby certify that Lonnie Joe 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 24th day of June A.D. 1988

1073 Notary Public