

SEND TAX NOTICE TO:

(Name) Ryland C. Brasher

(Address) 4018 County Road 280

Sterrett, Al. 35147

This instrument was prepared by

579

(Name) Jones & Waldrop

1009 Montgomery Highway

(Address) Birmingham, Al. 35216

#177/88

Form 1-1-5 Rev. 6/82

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 Sixty thousand and no/100 (\$60,000.00) DOLLARS

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

Marlin T. Brasher and his wife Jackie Brasher

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

Ryland C. Brasher and Jimmy Lou Brasher

(herein referred to as GRANTEEES) 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 incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$45,000 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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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, we have hereunto set OUR hand(s) and seal(s), this 6 day of September, 1988.

WITNESS:

(Seal)

Marlin T. Brasher
MARTIN T. BRASHER

(Seal)

(Seal)

Jackie Brasher
JACKIE BRASHER

(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marlin T. Brasher and his wife Jackie Brasher, whose name s 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of September

A. D., 19 88

Reese A. Clepke

Public

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EXHIBIT A

Part of the SW1/4 of NE1/4 of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of the SW1/4 of NE1/4 of Section 29, Township 19 South, Range 1 West, and in a southerly direction along the West line of said quarter-quarter, run a distance of 476.57 feet; thence, turn an angle of 101 degrees 50 1/2 minutes to the left for a distance of 656.97 feet; thence turn an angle of 13 degrees 38 minutes to the left for a distance of 102.72 feet to the point of beginning; thence turn an angle of 90 degrees to the right for a distance of 210.0 feet; thence turn an angle of 90 degrees to the right for a distance of 210.0 feet; thence turn an angle of 90 degrees to the right of a distance of 210.0 feet; thence turn an angle of 90 degrees to the right for a distance of 210.0 feet to the point of beginning.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 SEP -8 PM 2:02

Thomas A. Shembra
JUDGE OF PROBATE

1. Deed Tax	\$ 15.00
2. Mtg. Tax	_____
3. Recording Fee	\$ 5.00
4. Indexing Fee	1.00
TOTAL	21.00