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This instrument was prepared by
William P. Powers
Attorney At Law
P.O. Box 1626
Columbiana, AL 35051

2,500⁰⁰

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand and No/100 Dollars (\$2,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, and the futher sum of \$500.00 to be paid in monthly installments of \$100.00 each beginning May 1, 1989, I, Donna Lynn Melton Brasher, (herein referred to as grantors) do grant, bargain, sell and convey unto Ronald Dale Brasher and wife, Peggy Lucas Brasher (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, a one half interest in the following described real estate situated in Shelby County, Alabama to-wit:

Lot 8 of Calerina Farms, a subdivision of the NE1/4 of SW1/4 and S1/2 of SW1/4 of Section 14, Township 22, Range 2 West, Shelby County, Alabama, a map of which dated June 29, 1929, is recorded in Map Book 3, page 12, in the Probate Office of Shelby County, Alabama, and which is more particularly described as follows: Begin at the Southeast corner of the NW1/4 of SW1/4, Section 14, Township 22, Range 2 West; Thence run South along the East line of the SW1/4 of SW1/4 of said Section 14 a distance of 510 feet, more or less, to the North margin of the right of way of the Calera-Columbiana Highway; run thence in a Southwesterly direction and along said North right of way line of said Highway 165 feet to a point; run thence North and parallel with said East line of the said SW1/4 of SW1/4 510 feet, more or less, to the South line of the said NW1/4 of SW1/4, Section 14, Township 22, Range 2 West; run thence East along said South line of said NW1/4 of SW1/4 165 feet, more or less, to the Southeast corner thereof and the said point of beginning, containing two acres, more or less, and being situated in the SW1/4 of SW1/4, Section 14, Township 22, Range 2 West, Shelby County, Alabama, subject to apparent easements, encroachments, and right of way and those of record, and subject to current year ad valorem taxes.

BOOK 233 PAGE 769

P.O. Box 469
Calera, Ala.
35040

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed or survey, inspection or examination of title by the preparer of this instrument.

This conveyance is subject to easement and restrictions of record.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this April 7, 1989.

Donna Lynn Melton Brasher
Donna Lynn Melton Brasher

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, A Notary Public in and for said County, in said State, hereby certify that Donna Lynn Melton Brasher, whose name is signed to this deed, who is or are known to me acknowledged before me on this day, that being informed of the contents of the deed he, she, they, or it executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this April 7, 1989.

Beverly J. Connell
Notary Public

MY COMMISSION EXPIRES NOV. 18, 1992

1. Dead Tax	\$ 250
2. Mtg. Tax	—
3. Recording Fee	500
4. Indexing Fee	100
TOTAL	850

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

89 APR -7 PM 12:49

Thomas A. Shanks
JUDGE OF PROBATE