

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100--Dollars and other good and valuable ~~*****~~ DOLLARS considerations to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein Alfred C. Brasher and wife, Elizabeth V. Brasher herein referred to as grantors) do grant, bargain, sell and convey unto

Jerry Speigle and Donna Speigle

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

Shelby

County, Alabama to-wit:

Commence at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 12, Township 24, Range 15 East, and run thence South 86 degrees 45 minutes West 418.4 feet; thence South 86 degrees 45 minutes West 332 feet to a point; thence North 3 degrees and 30 minutes West 328.4 feet to a 425 foot contour; thence South 67 degrees 15 minutes West 54.4 feet; thence South 59 degrees 20 minutes West 58.1 feet; thence South 46 degrees 20 minutes West 224.5 feet; thence South 3 degrees 30 minutes East 245 feet to the point of beginning of the property herein conveyed; thence continue along said line having a bearing of South 3 degrees 30 minutes East for a distance of 100.0 feet; thence North 46 degrees 20 minutes East 130 feet; thence North 3 degrees 30 minutes West 100.00 feet; thence South 46 degrees 20 minutes West 130 feet to the point of beginning; said tract of land thereby enclosed being a parallelogram.

Subject to 1989 taxes.

The above described property is the same as that recorded in Deed Book 212, page 23, Deed Book, 161, page 233, and in Volume 170, page 442, in the Probate Office of Shelby County, Alabama.

\$5,000.00 of the purchase price was paid by mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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(s) and seal(s), this 1st day of April May, 19 89.

WITNESS:

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

89 MAY -2 AM 10:59

JUDGE OF PROBATE

Alfred C. Brasher (Seal)

Alfred C. Brasher (Seal)

Elizabeth V. Brasher (Seal)

Elizabeth V. Brasher

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alfred C. Brasher and wife, Elizabeth V. Brasher whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of May, A. D., 1989

Form 31



1. Deed Tax \$ 500

2. Mtg. Tax

3. Recording Fee 250

4. Indexing Fee 200

TOTAL 950

William R. Justice

Notary Public.