

THIS DEED WAS PREPARED WITHOUT EVIDENCE OR BENEFIT OF TITLE.

SEND TAX NOTICE TO:

(Name) Eddie Brasher
Post Office Box 336
(Address) Chelsea, Alabama 35143

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/83

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 ONE THOUSAND DOLLARS AND NO/100----- DOLLARS

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

Eddie Brasher, a married man and Anna Marie Willingham, a married woman

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

Eddie Brasher and Laura Guin Brasher

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

Shelby County, Alabama to-wit:

Beginning at the S.E. Corner of the NW 1/4 of SE 1/4 of Section 26, Township 19 Range 1 West run North 314 feet then West 418 feet for a beginning point; thence North 712 feet; thence Southeast 778 feet; thence East 330 feet to a point of beginning. LESS AND EXCEPT that parcel sold to Perry Willingham and Anna Marie Willingham, and to Jim Walter Homes.

THE ABOVE DESCRIBED PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR THEIR SPOUSES.

Jo Ann Brasher, grantee in that certain deed recorded in Deed Book 278, Page 397 died intestate on August 25, 1986 and her heirs at law and next of Kin were Eddie Brasher and Anna Marie Brasher Willingham, grantors herein.

1. Deed Tax \$ 1.00
2. Mtg. Tax _____
3. Recording Fee 250
4. Indexing Fee 3.00
TOTAL 6.50

TO HAVE AND TO HOLD Unto the said GRANTEES 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 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 hand(s) and seal(s), this 22

day of February 1989

WITNESS:

NOTARY PUBLIC
I CERTIFY THAT
THE FOREGOING INSTRUMENT WAS
FILED FOR RECORD

89 JUL 14 PM 12:38

(Seal)

(Seal)

(Seal)

Eddie Brasher (Seal)
Eddie Brasher
Anna Marie Willingham (Seal)
Anna Marie Willingham (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Eddie Brasher, a married man and Anna Marie Willingham, a married woman 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 22 day of February A.D., 1989