

This instrument was prepared by:

(Name) Judy Bates
(Address) P. O. Box 56
Shelby, AL 35143

Send Tax Notice to:

(Name) Mark & Kay Brashier
(Address) 6065 Woodvale Drive
Helena, AL 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

500 00

That in consideration of One dollar and other good and valuable considerations-----DOLLARS

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

WILLIAM BRIAN BRASHIER AND MARK EDWIN BRASHIER
(herein referred to as grantors) do grant, bargain, sell and convey unto

MARK EDWIN BRASHIER AND KAY SOUTHERLAND BRASHIER

(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, the following described real estate situated in SHELBY County, Alabama to-wit:

A parcel of land in the Survey of Merry Fox Farms recorded in Map Book 11, Page 12, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described in Exhibit "B" attached hereto and made a part of this conveyance.

Minerals and mining rights excepted.

Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 117, Page 127, in the Probate Office, if applicable.

Right of way as set out in instrument recorded in Deed Book 17, Page 537, in the Probate Office, if applicable.

Less and except any part of subject property lying within a public road right of way.

Less and except the West 30 feet of said property which is reserved as a non-exclusive easment for ingress, egress, and utilities, if applicable.

Emmett Clud Realty to approve plans, specifications, grades, architectural design, and placement of the residence to be constructed prior to beginning construction; minimum square foot living area is 2400 square feet on one level; 1600 feet on the first floor of a 1½ story dwelling with the remaining 800 square feet in the ½ story; 1400 square feet on each floor of a two story dwelling with a 400 square foot wing attached to the ground floor.

No more than one (1) horse per every two (2) acres will be allowed.

No more than two (2) cows per estate will be allowed.

No dog kennels.

No sheep, goats, or pigs will be allowed.

Future use of the property must comply with Shelby County specifications and regulations.

Seller is not and will not be liable for any damages incurred due to future sink holes occurring.

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 for 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 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 _____ day of MAY, 19 92.

WITNESS

(Seal)

(Seal)

(Seal)

William Brian Brashier (Seal)
Mark Edwin Brashier (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment # 1992-09069

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that WILLIAM BRIAN BRASHIER AND MARK EDWIN BRASHIER 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 _____ day of MAY A.D., 19 92

Patricia J. Strick
MY COMMISSION EXPIRES MARCH 24, 1996 Notary Public

PARCEL - 3

Commence at the southwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21, Township 21 south, Range 2 west, Shelby County, Alabama and run thence easterly along the south line of said quarter-quarter section a distance of 95.0' to the point of beginning of the property being described; Thence continue along last described course a distance of 1,420.57' to a point on the south line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 21; Thence turn a deflection angle of 105°49'20" left and run northwesterly a distance of 439.41' to a point; Thence turn a deflection angle of 74°11'58" left and run westerly a distance of 1,330.23' to a point; Thence turn a deflection angle of 93°58'10" left and run southerly a distance of 423.28' to the point of beginning, containing 13,333 acres.

Each parcel is subject to any and all easements, rights of way, restrictions and/ or limitations of probated record or applicable law.

According to my survey of October 9, 1991

Joseph E. Conn, Jr
Joseph E. Conn, Jr A.P.L.S. # 9049



EXHIBIT "B"

Inst # 1992-09069

05/21/1992-09069
01:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 9.50