

This instrument prepared by:
Richard T. Davis, Attorney at Law
3800 Colonnade Parkway, Suite 650
Birmingham, Alabama 35243

Send Tax Notice To:
E. Craig Brasfield
1709 Woodview Circle
Pelham, Alabama 35124

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of EIGHTY-THREE THOUSAND AND NO/100'S (\$83,000.00) DOLLARS to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, WE, KEITH SHEDD AND WIFE, KAREN SHEDD, hereinafter referred to as GRANTORS, do hereby grant, bargain, sell and convey unto

E. CRAIG BRASFIELD AND WIFE, JANET AUSTIN BRASFIELD

hereinafter referred to as GRANTEES, as joint tenants, with the right of survivorship, the following described real estate situated in Shelby County, Alabama, being more particularly described as follows, to-wit:

Lot 21, Block 3, according to the Survey of Wooddale, Second Sector, as recorded in Map Book 5, page 120 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$66,400.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Subject to the following exceptions:

1. Ad valorem taxes for the year 1993.
2. Easements, restrictions and right of ways of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with the right of survivorship, the heirs and assigns, forever; it being the intention of the parties to this conveyance, that, unless the joint tenancy hereby created is severed to terminated during the joint lives of the Grantees herein, in the event one Grantee herein survives the other, the entire interest in fee simple in and to the property described hereinabove 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 the said Grantors and for Grantors' heirs, executors and administrators do hereby covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted hereinabove; that we have good right to sell and convey the same as aforesaid; that we will and for our heirs, executors and administrators shall warrant and defend the same to the said Grantees, the heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals on this the 18th day of February, 1993.


Keith Shedd


Inst # 1993-05688

03/01/1993-05688
01:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 26.00

Inst # 1993-05688

STONE, PATTON, KIERCE & FREEMAN
POST OFFICE BOX 237
PESSEMER, ALABAMA 35021

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Keith Shedd and wife, Karen Shedd, 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 within conveyance, that they executed the same voluntarily and on the day the same bears date.

Given under my hand and seal of office this 18th day of February, 1993.

Cynthia H. Barham
NOTARY PUBLIC
My commission expires: 9/30/96

Inst # 1993-05688

03/01/1993-05688
01:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 26.00