

SEND TAX NOTICE TO:  
(Name) Richard M. Brasher and Rita Ann Brasher  
(Address) 140 Brasher Road  
Chelsea, Alabama 35043

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head  
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE COMPANY

08/09/1993-23490  
08:06 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.00

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar & other good and valuable consideration DOLLARS

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

R. M. Brasher and wife, Rita Ann Brasher

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

Richard M. Brasher and wife, Rita Ann 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:

A lot situated in the SE 1/4 of NE 1/4 of Section 12, Township 20, Range 2 West described as follows: Commence at the NW corner of said 1/4 1/4 Section and run Southerly along the West boundary of said 1/4 1/4 Section a distance of 664.3 feet to the SW corner of the Richard and Clara Brasher lot; thence run Easterly along the South boundary of said Brasher lot and parallel with the North boundary of said 1/4 1/4 Section a distance of 196.72 feet to the SE corner of said Brasher lot, and which point is the point of beginning of the lot herein described, and which point also constitutes the SW corner of the Mary E. Nutter lot; thence run Easterly along the South boundary of said Mary E. Nutter lot and parallel with the North boundary of said 1/4 1/4 Section a distance of 196.72 feet to the SE corner of said Nutter lot; thence run Southerly parallel with the West boundary of said 1/4 1/4 Section a distance of 221.43 feet; thence Westerly and parallel with the North boundary of said 1/4 1/4 Section a distance of 196.72 feet to the SE corner of David W. Brasher lot; thence Northerly parallel with the West boundary of said 1/4 1/4 Section and along said David W. Brasher lot a distance of 221.43 feet to the point of beginning. Subject to easements and rights of ways of record. Also hereby conveyed is an easement of a uniform width of 20 ft. over and across adjoining lands to provide ingress and egress to and from the above described parcel and the public road.

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 9<sup>th</sup> day of July August, 19 93.

WITNESS:

\_\_\_\_\_(Seal) R M Brasher (Seal)  
\_\_\_\_\_(Seal) Rita Ann Brasher (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. M. Brasher and Rita Ann Brasher whose name s 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 9<sup>th</sup> day of August ~~July~~, A.D., 19 93

Janice Brasher  
Notary Public.

Inst # 1993-23490