

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY THOUSAND & NO/100---- (\$30,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John Daniel Brasher and wife, JoAnn Brasher (herein referred to as grantors), do grant, bargain, sell and convey unto W. Perry Bruner, Jr. and wife, Barbara E. Bruner (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:

Lot 9, according to the Survey of Windy Oaks, Phase 3, as recorded in Map Book 15, page 113, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Subject to an easement for ingress and egress, on the West edge of said Lot 9, described as follows: Commence at the Northwest corner of said Lot 9, Thence run South along the West line of said lot 87.5 feet to the point of beginning; Thence turn left 09 deg. 54 min. 15 sec. and run Southeast 31.98 feet, Thence turn right 23 deg. 04 min. 36 sec. and run Southwest 24.14 feet to a point on said West lot line, Thence turn right 166 deg. 49 min. 39 sec. and run North along the West lot line 55.00 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

GRANTEES' ADDRESS: 924 6TH AVE N.W. ALABASTER, AL 35007

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 of 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 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 stated 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 and seals, this 7th day of October, 1993.

John Daniel Brasher (SEAL)
John Daniel Brasher
Jo Ann Brasher (SEAL)
JoAnn Brasher

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that John Daniel Brasher and wife, JoAnn 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. Inst # 1993-31889

Given under my hand and official seal this 7th day of October, 1993.

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public

04:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 38.50