

SEND TAX NOTICE TO:

(Name) Charles C. Brasher & Barbara J. Brasher
198 Highway 487
(Address) Vandiver, Alabama 35176

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

\$500.00

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

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,

Inst # 1994-14143

That in consideration of ONE AND NO/100 (\$1.00) AND OTHER GOOD & VALUABLE CONSIDERATIONS DOLLARS

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

Calvin Lee Brasher and wife, Ellen Brown Brasher

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

Charles C. Brasher and wife, Barbara J. 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 0.12 acre parcel of land being more particularly described as follows:

Commence at the Northwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama, and proceed southerly along the west line of said quarter-quarter section a distance of 270.00' to a point; thence turn 92°03'01" left and proceed easterly a distance of 11.65 feet to a point on the East margin of Shelby County Highway No. 487 and the POINT OF BEGINNING of herein described parcel of land, said point being the Southwest corner of a 1.96 acre parcel of land; thence continue last course and along the south boundary of said 1.96 acre parcel a distance of 198.34 feet to a point; thence turn 81°21'09" left and proceed Northeasterly a distance of 9.71 feet; thence turn 88°33'20" left and proceed Northwesterly a distance of 201.30 feet to a point on the East margin of said County Road #487; thence turn 98°02'30" left and proceed Southerly along the margin of said road a distance of 44.9 feet to the POINT OF BEGINNING, containing 0.12 acres.

The above described property is situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama.

According to the survey of Billy R. Martin, AL. Reg. 10559, dated November 11, 1992.

05/02/1994-14143
12:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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 hereof 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 30TH

day of APRIL, 1994.

WITNESS:

(Seal)

Calvin Lee Brasher (Seal)

Ellen Brown Brasher (Seal)

Ellen Brown Brasher

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Calvin Lee Brasher and wife, Ellen Brown 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.

Given under my hand and official seal this 30TH day of APRIL, A. D., 19 94

Myra Ann O'Bar

Notary Public.