

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

John D. Brasher
(Name) Jo Ann Brasher
275 Highway 416
(Address) Wilsonville, AL 35186

This instrument was prepared by

(Name) Courtney Mason & Assoc. PC
PO BOX 360187
(Address) Birmingham, AL 35236-0187

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,

That in consideration of Eighty Five Thousand and no/100ths----- \$85,000.00
DOLLARS

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

Karen D. Greer, a single individual and Kalliopi K. Hartley, a married woman to an undivided 1/2 interest and Saundra Ann Perko, a married woman, Mark Rogers Kreshka, a single individual, and Susan Kreshka, a single individual, to the other undivided 1/2 interest * (herein referred to as grantors) do grant, bargain, sell and convey unto

John D. Brasher and wife, Jo 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:

Lot 23, Walters Cove, First Sector, as recorded in Map Book 5 page 22, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF KALLIOPI K. HARTLEY OR SAUNDRA ANN PERKO AS DEFINED BY THE CODE OF ALABAMA.

*and Kerrie Lynn Kreshka, a single individual and Kelli Renee Kreshka, a single individual

Inst # 1994-23912

08/01/1994-23912
12:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 98.50

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 29th

day of July, 19 94.

WITNESSES:

Susan Kreshka (Seal)
Saundra Ann Perko (Seal)
Kerrie Lynn Kreshka (Seal)

STATE OF ALABAMA
Shelby COUNTY }

Karen D. Greer (Seal)
Kalliopi K. Hartley (Seal)
Mark Rogers Kreshka (Seal)
Kelli Renee Kreshka

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan Kreshka, Karen D. Greer and Mark Rogers Kreshka, single individuals and Saundra Ann Perko and Kalliopi K. Hartley, married women, and Kerrie Lynn Kreshka & Kelli Renee Kreshka, ** 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 29th day of July A. D., 19 94

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

Notary Public.