

Send Tax Notice to: R. M. Brasher, and
Sandy Nix and Shane Nix
80 Brasher Road
Chelsea, Alabama 35043

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledge we, J. R. Brasher and wife, Clara Brasher (herein referred to as grantors) do grant, bargain, sell and convey unto R. M. Brasher, Sandy Nix and husband, Shane Nix (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the NW corner of SE 1/4 of NE 1/4 of Section 12, Township 20, Range 2 West; thence South along the West line of said 1/4 1/4 Section a distance of 664.43 feet to the SW corner of J. R. and Clara Brasher lot; thence continue South along the West line of said 1/4 1/4 Section a distance of 442.86 feet to the SW corner of the David W. Brasher and wife, Jackie Brasher, lot, which is the point of beginning of the property herein described and conveyed; thence continue South along the West line of said 1/4 1/4 Section a distance of 221.43 feet, more or less, to the SW corner of said 1/4 1/4 Section; thence 90 deg. to the left in an Easterly direction along the South boundary of said 1/4 1/4 Section a distance of 196.72 feet; thence 90 deg. to the left and in a Northerly direction a distance of 221.43 feet, more or less, to the SE corner of said Brasher lot; thence 90 deg. to the left in a Westerly direction and along the South line of said Brasher lot a distance of 196.72 feet to the point of beginning.

Subject to easements and rights of way of record.

Also hereby conveyed is an easement of uniform width of 20 feet 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 we do for ourselves and for our heirs, executors, and administrators 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 above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

11/04/1994 12:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.50

Inst # 1994-30193

IN WITNESS WHEREOF, we have hereunto set our hands and seals
this 4 day of October, 1994.

J. R. Brasher X
J. R. Brasher
Clara Brasher
Clara Brasher

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County,
in said State, hereby certify that J. R. Brasher and wife, Clara
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 4th day of
October, 1994.

Laurie Brasher
Notary Public

Inst # 1994-30193

10/04/1994-30193
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