

This instrument was prepared by
(Name) William H. Halbrooks
(Address) 704 Independence Plaza

Send Tax Notice To: Martin A. Colby
name
2040 Chandaway Drive
address Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-Four Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Edward C. Brasher Jr. and wife, Roseann D. Brasher
(herein referred to as grantors) do grant, bargain, sell and convey unto

Martin A. Colby and Dawn B. Colby
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

1994-33446
Inst

Lot 194, according to the Survey of Chandalar South, Fourth Sector,
as recorded in Map Book 6, Page 69, in the Office of the Judge of
Probate of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$120,600.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

11/09/1994-33446
08:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCB 44.50

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 herunto set OUR hand(s) and seal(s), this
day of October, 19 94

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Edward C. Brasher Jr. (Seal)
_____(Seal)
Roseann D. Brasher (Seal)
Roseann D. Brasher

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Edward C. Brasher Jr., a married man
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 28th day of October A. D. 19 94
William H. Halbrooks
Notary Public

State of Alabama

County of

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roseann D. Brasher, a married woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of October 19 94.

My Commission expires: P.C. 97

Madeline K. Brasher
Notary Public

Inst. # 1994-33446

11/09/1994-33446
08:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 44.50