

THIS INSTRUMENT PREPARED BY:  
MAYNARD, COOPER & GALE, P.C.  
1901 Sixth Avenue North  
2400 AmSouth/Harbert Plaza  
Birmingham, AL 35203

SEND TAX NOTICE TO:  
WILLIE JAMES MORRIS  
6042 Woodvale Road  
Helena, Alabama 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY NINE THOUSAND AND NO/100-----  
Dollars (\$ 129,000.00 ) to the undersigned  
grantor or grantors in hand paid by the GRANTEES herein, the  
receipt whereof is acknowledged, we, **RONNIE H. BRASHER and wife,**  
**SUSAN BRASHER**, (herein referred to as GRANTORS) do grant, bargain,  
sell and convey unto WILLIE JAMES MORRIS AND PATRICIA ANN MORRIS  
(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 42, according to the Survey of Woodvale Subdivision,  
as recorded in Map Book 12, Page 21 and 22, in the  
Probate Office of Shelby County, Alabama, being situated  
in Shelby County, Alabama.

**SUBJECT TO:** All easements, restrictions, reservations,  
and rights of way appearing of record affecting the  
subject property.

\$ 131,580.00 of the total consideration recited above  
was paid from the proceeds of a mortgage loan closed  
simultaneously herewith.

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 it is 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals  
this 13<sup>th</sup> day of March 1995.

WITNESS:

Ronnie H. Brasher (SEAL)  
RONNIE H. BRASHER

Susan Brasher (SEAL)  
SUSAN BRASHER

07/17/1995-18832  
01:33 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

Inst # 1995-18832

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **RONNIE H. BRASHER and wife, SUSAN 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 13<sup>th</sup> day of March, 1995.

Jon Ellen Tix  
NOTARY PUBLIC

My Commission Expires: Nov 15, 1996 (SEAL)

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