

SEND TAX NOTICE TO:
✓ Tim Brasher and Melinda Brasher

1996-088357 * 4501

This instrument was prepared by:
VERNON N. SCHMITT, ATTORNEY AT LAW
P. O. BOX 521, LEEDS, AL 35094

Warranty Deed, Joint Tenants With Right of Survivorship

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

That, in consideration of THREE THOUSAND AND NO/100 (\$3,000.00) DOLLARS to the undersigned grantor in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, OSCAR T. COOK AND WIFE, FRANKIE F. COOK, (herein referred to as grantor) do grant, bargain, sell, and convey unto TIM BRASHER AND WIFE, MELINDA BRASHER, (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the NE 1/4 of the SE 1/4 of Section 5, Township 18 South, Range 2 East; thence North 89 degrees 56 minutes West along the South line of said 1/4 - 1/4 Section 934.67 feet to the point of beginning; thence North 32 degrees 44 minutes 20 seconds West 285.60 feet to the SE right-of-way of a county road; thence South 38 degrees 12 minutes 30 seconds West along said right-of-way 149.98 feet; thence continue along right-of-way South 42 degrees 45 minutes West 166.10 feet to its intersection with the South line of said 1/4 - 1/4 Section; thence South 89 degrees 56 minutes East along said line 360.0 feet back to the point of beginning. Containing 1.0 acres, more or less.

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 do for myself (ourselves) and for (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.

03/14/1996-08357
11:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 14.00

PAGE TWO, WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 12th day of March 1996.

WITNESS:

OSCAR T. COOK
OSCAR T. COOK

Frankie F. Cook
FRANKIE F. COOK

STATE OF ALABAMA}
SHELBY COUNTY}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that OSCAR T. COOK, 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 12th day of March 1996.

Kimberly S. Clegg
Notary Public.

STATE OF ALABAMA}
SHELBY COUNTY}

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FRANKIE F. COOK, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of March 1996.

Kimberly S. Clegg
Notary Public.

Inst # 1996-08357

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