

This instrument was prepared by:

(Name) Kathy G. Brasher
(Address) 101 Riverchase Parkway East
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Riggs Ricky Brasher
(Address) 8379 Old Highway 280
Chelsea, Alabama 35043**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Three Thousand and NO/100ths \$23,000.00 DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
Walter F. Ratcliff and wife, Dorothy T. Ratcliff

(herein referred to as grantors), do grant, bargain, sell and convey unto

Riggs Rickey Brasher and wife, Kathy G. 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:

A part of the SE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 1 East, more particularly described as follows:
Commence at the Southwest corner of said 1/4-1/4 Section and run Northerly direction along the West line of said 1/4-1/4 Section a distance of 130 feet, more or less, to Northerly right of way line of Florida Short Route Highway right of way; thence in a Northeasterly direction along the Northerly right of way line of said highway a distance of 150 feet to the point of beginning of tract herein described; thence continue in a Northeasterly direction along the Northerly right of way line of said Highway a distance of 270 feet; thence in a Northerly direction and parallel with West line of said 1/4-1/4 Section a distance of 210 feet to a point; thence in a Southwesterly direction and parallel with the Northerly right of way line of said highway a distance of 210 feet to a point; thence in a Northerly direction and parallel with West line of said 1/4-1/4 Section a distance of 210 feet; thence in a Southwesterly direction and parallel with North right of way line of said Highway a distance of 210 feet to West line of said 1/4-1/4 Section; thence in a Southerly direction along the West line of said 1/4-1/4 Section a distance of 210 feet; thence in a Northeasterly direction and parallel with the Northerly right of way line of said highway a distance of 150 feet; thence in a Southerly direction and parallel with West line of said 1/4-1/4 Section a distance of 210 feet to the point of beginning; being situated in Shelby County, Alabama.

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

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 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 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 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 18
day of August, 19 96.

WITNESS

Thomas P. Ratcliff (Seal)
Ricky Brasher (Seal)
_____ (Seal)

Walter F. Ratcliff (Seal)
Dorothy T. Ratcliff (Seal)
_____ (Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter F. Ratcliff and wife, Dorothy T. Ratcliff, 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 _____ day of August, A.D., 19 96.

May 6, 2000
My Commission Expires:

Casey D. Dooley
Notary Public

8379 Old Highway 280
Chelsea, AL 35043

08/28/1996-27533
10:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
101 988

1296-27533