

(Name) David and Mary Brasher

P. O. Box 116

(Address) Chelsea, Al. 35043

This instrument was prepared by

Andy Shoemaker, Vice-President

(Name) First Bank of Childersburg

P.O. Box 414

(Address) Chelsea, Al. 35043

Form 1-1-3 Rev. 3/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred and no/100's (\$ 100.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Coy M. Brasher and Margaret A. Brasher

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

David Ray Brasher and Mary C. Brasher, husband and wife,

(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 southwest corner of the SE1/4 of the SW1/4 of Section 6, Township 20 south, Range 1 west, Shelby County, Alabama and run thence easterly along the south line of said quarter-quarter section a distance of 659.98' to a point; Thence turn 89 14'50" left and run northerly a distance of 263.85' to a steel pin corner and the point of beginning of the property being described; Thence continue along last described course a distance of 583.12' to a steel pin corner; Thence turn 98 29'40" left and run westerly a distance of 405.22' to a steel pin corner; Thence turn 88 53'26" left and run southerly a distance of 154.59' to a steel pin corner in the an existing twenty foot wide access easement; Thence turn 52 27'33" left and run southeasterly along said easement a distance of 206.57' to a steel pin corner; Thence turn 56 46'38" right and run south-southeasterly a distance of 77.23' to a steel pin corner; Thence turn 43 16'43" left and run southeasterly a distance of 278.89' to the point of beginning, containing 3.13 acres and subject to any and all agreements, easements, rights of way, restrictions, conditions and/ or limitations of probated record and/ or applicable law.

A 10' wide easement for access is required for the just described property along an existing 10' wide gravel driveway, the centerline of which is described as follows:-

Commence at the southwest corner of the SE1/4 of the SW1/4 of Section 6, Township 20 south, Range 1 west, Shelby County, Alabama and run thence northerly along the west line of said quarter-quarter a distance of 29.13' to a point; Thence turn 56 13'01" right and run northeasterly a distance of 25.10' to a point in the centerline of a gravelled public road known as "Pickle Road, and the point of beginning, on the centerline, of the easement being described; Thence continue along last described course a distance of 40.02' to a point; Thence turn 19 42'31" left and continue along centerline of easement 103.54' to a point; Thence turn 11 19'56" left and continue along said centerline of easement 105.56' to a point; Thence turn 25 09'54" right and continue along said centerline 188.27' to a point; Thence turn 5 23'24" right and continue along centerline of said easement 58.25' to a point; Thence turn 3 31'18" right and continue along centerline of easement 21.32' to a point; Thence turn 10 02'41" right and continue along centerline of easement 43.86' to a point; Thence turn 33 09'48" left and continue along centerline of said easement 66.72' to a point; Thence turn 50 21'44" left and continue along centerline of said easement 77.62' to the intersection of easement centerline with the southwest property line of subject 3.13 acre parcel and the end of required easement.

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 hereunto set our hands and seal(s), this 7th

day of September, 1996

WITNESS:

Angela Salvo

(Seal)

V. P. H. H. H.

(Seal)

(Seal)

Coy M. Brasher

(Seal)

Coy M. Brasher

Margaret A. Brasher

(Seal)

Margaret A. Brasher

(Seal)

STATE OF ALABAMA

Talladega COUNTY }

I, Robert Andrew Shoemaker

a Notary Public in and for said County, in said State.

hereby certify that Coy M. Brasher and Mary C. 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 7 day of September

AND, 1996

Robert Andrew Shoemaker

Notary Public