

PREPARED BY:
TALMADGE H. FAMBROUGH
1816 COGSWELL AVENUE
PELL CITY, ALABAMA 35125

SEND TAX NOTICE TO:
TIM BRASHER
P.O. BOX 119
STERRETT, ALABAMA 35147

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **BETTY LANE PARKER, a single woman**, hereinafter called Grantor does hereby **GRANT, BARGAIN, SELL and CONVEY** unto **TIM BRASHER AND BETTY LANE PARKER**, hereinafter called Grantee, in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 EAST; FROM SAID CORNER GO NORTH 53 DEGREES AND 11 MINUTES WEST 823 FEET TO OLD HOWARD ROAD; THENCE SOUTH 9 DEGREES EAST 303 FEET ALONG SAID ROAD; THENCE NORTH 52 DEGREES AND 45 MINUTES WEST 20 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE 208.71 FEET; THENCE 90 DEGREES TO THE LEFT 208.71 FEET; THENCE 90 DEGREES TO THE LEFT 208.71 FEET; THENCE 90 DEGREES TO THE LEFT 208.71 FEET TO THE POINT OF BEGINNING. THIS BEING A PART OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4 SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 EAST.

This Conveyance is subject to all easements, rights-of-way and restrictions of record affecting said property.

The Grantor does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this the 14 day of May, 1996.

Betty Lane Parker (L.S.)
BETTY LANE PARKER

Inst # 1996-40055

12/05/1996-40055
01:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 11.50

Inst # 1996-40055

STATE OF ALABAMA)
)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public for the State at Large, hereby certify that Betty Lane Parker, whose names is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the conveyance, have executed the voluntarily on the day the same bears date.

Given under my hand and office seal on this the 14 day of May, 1996.

Rachel Brothen
NOTARY PUBLIC

Inst # 1996-40055

12/05/1996-40055
01:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 11.50