

This Instrument was prepared by:  
Conwill & Justice, P.C.  
P.O. Box 557  
Columbiana, Alabama 35051

Send Tax Notice To:  
Rickey Brasher  
Kathy G. Brasher  
8379 Old Hwy 280  
Chelsea, Al 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Hundred and no/100 Dollars (\$500.00), to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **GAILEY D. BRASHER, a widow**, (herein referred to as grantor), grant, bargain, sell and convey unto **RICKEY BRASHER and KATHY G. BRASHER** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real situated in **SHELBY** County, Alabama, to-wit:

Commence at the SE corner of SW 1/4 of SW 1/4 of Section 4, Township 20 South, Range 1 East; thence run North along East line of said quarter-quarter Section a distance of 635 feet; thence run West and parallel with the South line of said quarter-quarter Section a distance of 690.94 feet to the point of beginning of the parcel herein described; thence continue West, parallel with the South line of said quarter-quarter Section a distance of 200.00 feet; thence run North, parallel with the East line of said quarter-quarter Section, a distance of 220 feet to a point which is 855 feet North of the South line of said quarter-quarter Section; thence run East, parallel with the South line of said quarter-quarter Section, a distance of 200 feet; thence run South, parallel with the East line of said quarter-quarter Section, a distance of 220 feet to the point of beginning, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated July 29, 1974.

**ALSO**, an easement for a driveway or roadway, and for public utility lines, of an equal width of 20 feet over and across the following described property: Begin at the NW corner of the above described parcel, said NW corner of said above described parcel being the point of beginning; thence run South, along the West line of said above described parcel, a distance of 20 feet; thence run West, parallel with the South line of said 1/4 - 1/4 Section, a distance of 364 feet to a point on the East right-of-way line of Shelby County Highway 55, said point being 835 feet North of the South line of said 1/4 - 1/4 Section; thence run North, along the East right-of-way line of said highway, a distance of 20 feet, more or less, to a point which is 855 feet North of the South line of said quarter-quarter Section; thence run East, parallel with the South line of said quarter-quarter Section, a distance of 364 feet to the point of beginning.

Said easement to provide ingress and egress to and from said Highway 55 (being also known as Westover Road) and the above described parcel. Subject to easements and rights-of-way of record, and subject to an easement for a driveway or roadway, and for public utility lines of an equal width of 20 feet over and across the North 20 feet of said property, said easement reserved being to provide

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ingress and egress to and from said Highway 55 (being also known as the Westover Road) and other property lying to the East thereof. It being agrees and understood that the Grantees herein and their successors in title shall not have the right to obstruct said driveway, roadway or easement by fence or otherwise.

**GAILEY D. BRASHER IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED RECORDED IN DEED BOOK 297, PAGE 767 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE, T.M. BRASHER HAVING DIED ON OR ABOUT JUNE 10, 1997.**

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that, I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal this

18<sup>th</sup> day of July, 1997.

*Gailey D. Brasher*  
Gailey D. Brasher

STATE OF ALABAMA       }  
COUNTY OF SHELBY       }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Gailey D. Brasher, a widow, 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 18<sup>th</sup> day of July, 1997.

*Diane B. Shirley*  
Notary Public  
My Commission Expires: 10-15-97

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