

08/12/1997-25491  
10:15 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 19.00

Inst # 1997-25491

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

MICHAEL STEVE BRASHER

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of FORTY EIGHT THOUSAND and 00/100 (\$48,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ROBERT GUY MORRISON, A SINGLE MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL STEVE BRASHER and PATRICIA BETH BRASHER, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

A TRACT OF LAND SITUATED ON THE WEST SIDE OF THE SE 1/4 OF THE SW 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 1 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID 40 AND RUNNING EAST 630.92 FEET TO AN IRON PIPE MARKING THE NW CORNER OF S. P. BLANKENSHIP'S LOT; THENCE SOUTH TO IRON PIPE MARKING THE NE CORNER OF HUGHES' LOT; THENCE WEST ALONG NORTH LINE OF HUGHES' LOT 630.92 FEET TO THE NW CORNER OF HUGHES' LOT; THENCE NORTH TO BEGINNING, BEFORE DESCRIBED AS BEING THE NW CORNER OF SAID 40; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.

\$40,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**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, his,

her, or 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 GRANTEE, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ROBERT GUY MORRISON, A SINGLE MAN, have hereunto set his, her or their signature(s) and seal(s), this the 29 day of JUL, 1997.

  
ROBERT GUY MORRISON

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROBERT GUY MORRISON, A SINGLE MAN, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 29<sup>th</sup> day of July, 1997.

  
Notary Public

My commission expires: 25 JUL 1998

ALLEN E. CHANDLER, JR.  
MAJ. JA  
Chief, Criminal Law Division

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