

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

Send Tax Notice To:
Ernest Leroy Childers
Carolyn S. Childers
1961 Alton Rd Lot 1405N
Irondale, Al 35210

Inst # 1997-26455

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty Thousand and no/100 Dollars (\$10,000.00), to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, WE, **RICKEY BRASHER and wife, KATHY G. BRASHER** (herein referred to as grantors), grant, bargain, sell and convey unto **ERNEST LEROY CHILDERS and CAROLYN S. CHILDERS** (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; being situated in Shelby County, Alabama.

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; being situated in Shelby County, Alabama. Said easement to provide ingress and egress to and from said Highway 55 (being also known as Westover Road) and the above described parcel.

08/19/1997-26455
11:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 13.00

INBsc / Davis Pharr

\$16,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

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

And WE do, for ourselves and for our heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that, WE are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that We have a good right to sell and convey the same as aforesaid; that We 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, WE have hereunto set our hands and seals this 19th day of August, 1997.

Rickey Brasher
Rickey Brasher

Kathy G. Brasher
Kathy G. Brasher

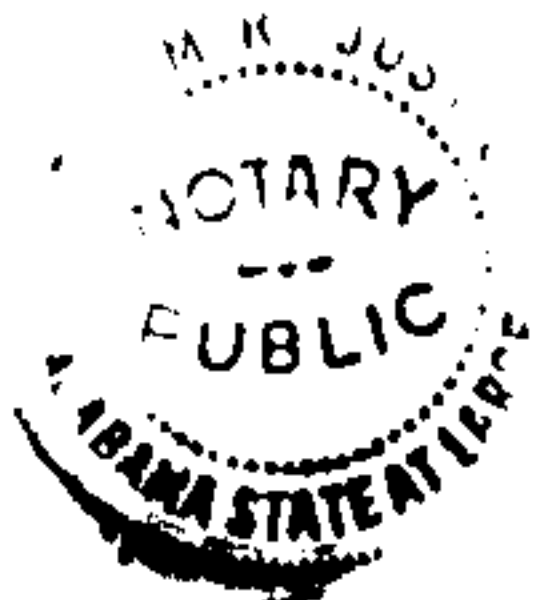
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rickey Brasher and wife, Kathy G. 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 19th day of August, 1997.

William R. Ginter
Notary Public
My Commission Expires: 9/12/99



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