

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

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**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) / Roger Brasher

(Address) 64 Hwy. 487  
Vandiver, Al. 35176

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-5 Rev. 5/82

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 Sixteen Hundred and no/100 ----- DOLLARS

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

Steve Brasher, a single man, and Robbie Brasher, a single woman

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

Roger Brasher and Dean Brasher

(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 SW 1/4 of the NW 1/4 of Section 12, Township 18, Range 1 East; run North along the West line of said 1/4-1/4 Section a distance of 420 feet to the point of beginning, being the Southwest corner of land described in deed recorded in Deed Book 176, Page 125 in the Probate Office of Shelby County, Alabama; thence continue along the West line of said 1/4-1/4 Section a distance of 61 feet to a point; thence turn right and run East a distance of 357 feet to a point; thence run South 61 feet; thence run West a distance of 357 feet to the point of beginning herein conveyed.

Subject to restrictions, easements and rights of way of record.

09/04/1997-28236  
08:12 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 10.50

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 hand(s) and seal(s), this 30<sup>th</sup> day of April, 1997.

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

+ Steve Brasher (Seal)  
+ Robbie W. Brasher (Seal)  
Robbie Brasher (Seal)

STATE OF ALABAMA

Shelby

COUNTY }

the undersigned authority

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Steve Brasher and Robbie Brasher

whose name 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 30<sup>th</sup> day of April, A. D., 1997

Vanessa B. Whitfield  
Notary Public.

Inst # 1997-28236