

This instrument was prepared by:

Stephen D. Keith, Attorney at Law
One Chase Corporate Center
Suite 490
Birmingham, Alabama 35244

Please Send Tax Notice to:

Aaron & Michelle Heape
165 Stonehaven Drive
Pelham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred, Twenty-Five Thousand, Six Hundred Ten and 00/100 Dollars (\$125,610.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Brasher Homes, Inc., an Alabama Corporation** (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Aaron Neal Heape and wife, Michelle Lynne Heape**, (hereinafter referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 15, according to the Survey of Stonehaven, First Addition, as recorded in Map Book 23, Page 95, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

(One Hundred Nineteen Thousand, Three Hundred and 00/100 Dollars (\$119,300.00) of the purchase price was paid with a mortgage loan closed simultaneously herewith.)

Subject to:

1. Taxes for the year 1998 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs of each such survivor forever, together with every contingent remainder and right of reversion.

And said **Brasher Homes, Inc.** does for itself, its successors and assigns covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

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SHELBY COUNTY JUDGE OF PROBATE
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IN WITNESS WHEREOF, the said **Brasher Homes, Inc.**, by its President, John U. Brasher, who is authorized to execute this conveyance, has hereto set its signature and seal, this 30 day of July, 1998.

By:

John U. Brasher
President

State of Alabama)

Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that **John U. Brasher**, whose name as President of **Brasher Homes, Inc.**, 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, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day same bears date.

Given under my hand and seal this 30 day of July, in the year 1998.

SWT
Notary Public

My Commission Expires

3/2/2000

Inst # 1998-29496

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SHELBY COUNTY JUDGE OF PROBATE
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