

TITLE NOT EXAMINED

SEND TAX NOTICE TO:

(Name) Mr. L. B. and Lounell Brasher

(Address) 330 Highway 487, Vandiver, Alabama 35176

This instrument was prepared by:

Sterling L. DeRamus

2015 First Avenue North

Birmingham, Alabama 35203

Inst # 1999-00162

01/04/1999-00162

12:16 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

DOE CRH

11.58

500.00

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten dollars (\$10.00) and other good and valuable consideration to the undersigned grantor, in hand paid by the grantees herein, the receipt of which is hereby acknowledged, we, Lester McKinney and Shirley McKinney, (herein referred to as Grantors), do grant, bargain, sell, and convey unto L.B. and Lounell Brasher (herein referred to as Grantees) jointly with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

A parcel of land located in the Northeast Quarter of the Northeast Quarter of Section 11, Township 18 South, Range 1 East, in Shelby County, Alabama and being more particularly described as follows:

Commence at the SE corner of the NE quarter of the NE quarter, Section 11, Township 18 South, Range 1 East, thence West 212 feet to the point of beginning of the property herein described; thence North 250 feet to the South right of way line of County Road #50; thence West 179 feet along the South right-of-way line of County Road #50; thence South 100 feet; thence East 110 feet to the point of beginning.

Subject to all easements and rights of way of record.

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 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 we do for ourselves and for our heirs, executors, and administrators covenant with the grantees, their successors and assigns that we are lawfully seised in fee simple of the premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the property described; that we will and our heirs, executors, and administrators shall

warrant and defend the same to the grantees their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands this 25th day of November 1998.

Lester McKinney
Lester McKinney, a married man

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that Lester McKinney, a married man 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of November 1998.

Pat Scoggins
NOTARY PUBLIC NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: 01/04/2001.
My Commission Expires: BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Shirley McKinney
Shirley McKinney, a married woman

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said State in said County, hereby certify that Shirley McKinney, a married woman 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of November, 1998.

Pat Scoggins
NOTARY PUBLIC NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
My Commission Expires: MY COMMISSION EXPIRES: 01/04/2001.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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