

This instrument was prepared by:

Grantees' address:  
4387 Woodland Hills Circle  
Pinson, AL 35126

Conwill & Justice  
P.O. Box 557 Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**SHELBY COUNTY**      **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Fifteen Thousand and no/100 DOLLARS (\$15,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Jean B. Arthur, unmarried (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Shelby Ray Brasher and Nancy Yolanda Brasher (herein referred to as GRANTEES) for and during their joint lives 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:

Commence at the NE corner of the E ½ of Fraction "E" of Section 29, Township 19 South, Range 3 East; thence run south along the East line thereof 592.20 feet; thence 52 degrees 22 minutes 39 seconds left run southeasterly 57.62 feet; thence 3 degrees 03 minutes 02 seconds left run southeasterly 244.56 feet; thence 86 degrees 11 minutes 25 seconds right run southwesterly 98.50 feet; thence 8 degrees 31 minutes 20 seconds right run 186.46 feet; thence 4 degrees 55 minutes 31 seconds right run southwesterly 127.09 feet; thence 14 degrees 44 minutes 13 seconds right run 46.0 feet to the center of a road; thence 56 degrees 26 minutes 33 seconds right run southwesterly along the center of said road for 112.40 feet; thence 11 degrees 58 minutes 06 seconds left continue along said centerline for 67.92 feet; thence 19 degrees 40 minutes 20 seconds left run southwesterly along the center of said road 41.80 feet; thence 28 degrees 17 minutes 10 seconds left run southwesterly 43.69 feet; thence 30 degrees 58 minutes 10 seconds left run 51.26 feet; thence 2 degrees 55 minutes 38 seconds left run 47.76 feet; thence 7 degrees 26 minutes 03 seconds right run southwesterly 49.06 feet; thence 7 degrees 20 minutes 40 seconds right run 64.25 feet; thence 80 degrees 08 minutes 20 seconds left run southeasterly away from said centerline of said road 14.97 feet; thence 112 degrees 26 minutes 32 seconds right run 99.51 feet to the centerline of aforesaid road; thence 17 degrees 00 minutes

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*JBSE/ Davis Plaza*

52 seconds right run along said centerline 220.45 feet to the end of said road and the point of beginning; thence 0 degrees 49 minutes 32 seconds right run 106.21 feet; thence 76 degrees 08 minutes 29 seconds left run southerly 272.00 feet; thence 112 degrees 27 minutes 57 seconds left run 236.23 feet; thence 96 degrees 24 minutes 54 seconds left run northwesterly 236.61 feet to the point of beginning.

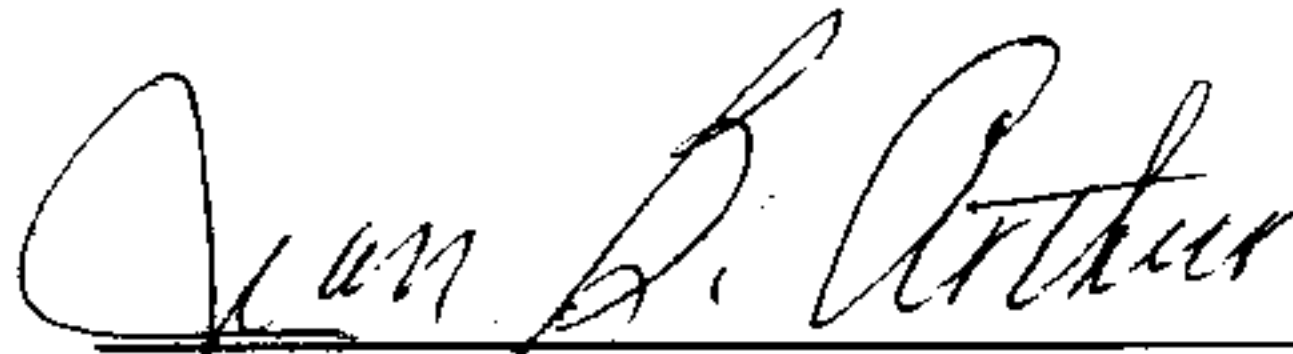
Subject to road right of way over north 15 feet of said property as reserved in Instrument # 1993-13030 in the Probate Office of Shelby County, Alabama.

\$5,000.00 of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this  
5th day of January, 1999.

  
\_\_\_\_\_  
Jean B. Arthur

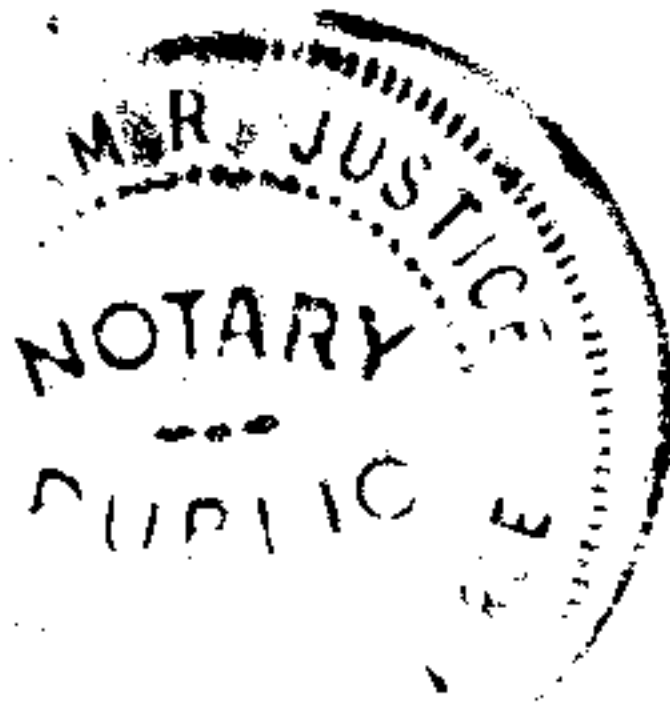
STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jean B. Arthur, unmarried, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of January, 1999.



*William R. Justice*  
\_\_\_\_\_  
Notary Public

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