

SEND TAX NOTICE TO:  
ROBERT J. BRASHEARS  
TAFFIE L. BRASHEARS  
1029 Caribbean Circle  
Alabaster, Alabama 35007

This instrument was prepared by:  
Patrick F. Smith, Attorney  
Strickland & Smith  
4 Office Park Circle, Suite 212  
Birmingham, Alabama 35223

## WARRANTY DEED

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )     **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE HUNDRED NINE THOUSAND and No/100's (\$109,000.00) DOLLARS to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, HARVEY J. COCHRAN and wife, SHARON O. COCHRAN (hereinafter grantors), do grant, bargain, sell and convey unto ROBERT J. BRASHEARS and TAFFIE L. BRASHEARS, (hereinafter grantees) as joint tenants with right of survivorship, all of our right, title and interest in the following described real estate, situated in SHELBY COUNTY, ALABAMA:

Lot 3, Block 1, according to Walington Developers, Inc. Addition to Southwind Subdivision, First Sector, as recorded in Map Book 8, Page 128 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$100,000.00 of the above referenced consideration is from a purchase money first mortgage

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantees, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the Grantees, their heirs and assigns, that we are lawfully seized in fee simple of the premises; that they are free from all encumbrances, except as set forth herein above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the 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 25 day of February, 1999

  
HARVEY J. COCHRAN

  
SHARON O. COCHRAN

Inst # 1999-08891

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

03/03/1999-08891  
12:13 PM CERTIFIED

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HARVEY J. COCHRAN and SHARON O. COCHRAN, 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 25 day of February, 1999.

  
Notary Public

Commission Expires: 10/04/2001