

This form furnished by: **Cahaba Title, Inc.**

Eastern Office  
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This instrument was prepared by:  
Name) Holliman, Shockley & Kelly  
Address) 2491 Palham Parkway  
Palham, AL 35124

Send Tax Notice to:

(Name) Jeffrey Michael Bast & Antoniette D. Herrera-Bast  
(Address) 159 Victoria Station  
Maylene, AL 35114

Herrera  
-Bast

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty Four Thousand Nine Hundred and no/100----- DOLLARS

to the undersigned grantor Brasher Homes, Inc.

a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Jeffrey Michael Bast and Antoniette D. Herrera-Bast

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 18, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 1,  
as recorded in Map Book 25 page 52 in the Probate Office of Shelby County,  
Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

The entire purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith Inst # 8000-00501

**01/05/2000-00501**  
**11:30 AM CERTIFIED**  
**SHELBY COUNTY JUDGE OF PROBATE**  
**001 CJ1 9.50**

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 said GRANTOR 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, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors, and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its \_\_\_\_\_ President,  
who is authorized to execute this conveyance, has hereto set its signature and seal(s) this 21st  
day of December, 19 99.

ATTEST:

Secretary

Brasher Homes, Inc.

By

John D. Brasher  
John D. Brasher President

STATE OF ALABAMA

Shelby

County

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby  
certify that John D. Brasher, whose name as \_\_\_\_\_ President of  
Brasher Homes, Inc., a corporation, 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), (she), as such officer  
and with full authority, executed the same voluntarily for and as the act of said corporation.  
Given under my hand and official seal, this 21st day of December, A.D. 19 99.

My Commission Expires

Notary Public