

SEND TAX NOTICE TO:

Virgil Brasher and Christy Ellis Brasher

404 North Main Street

Columbiana, Alabama 35051

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

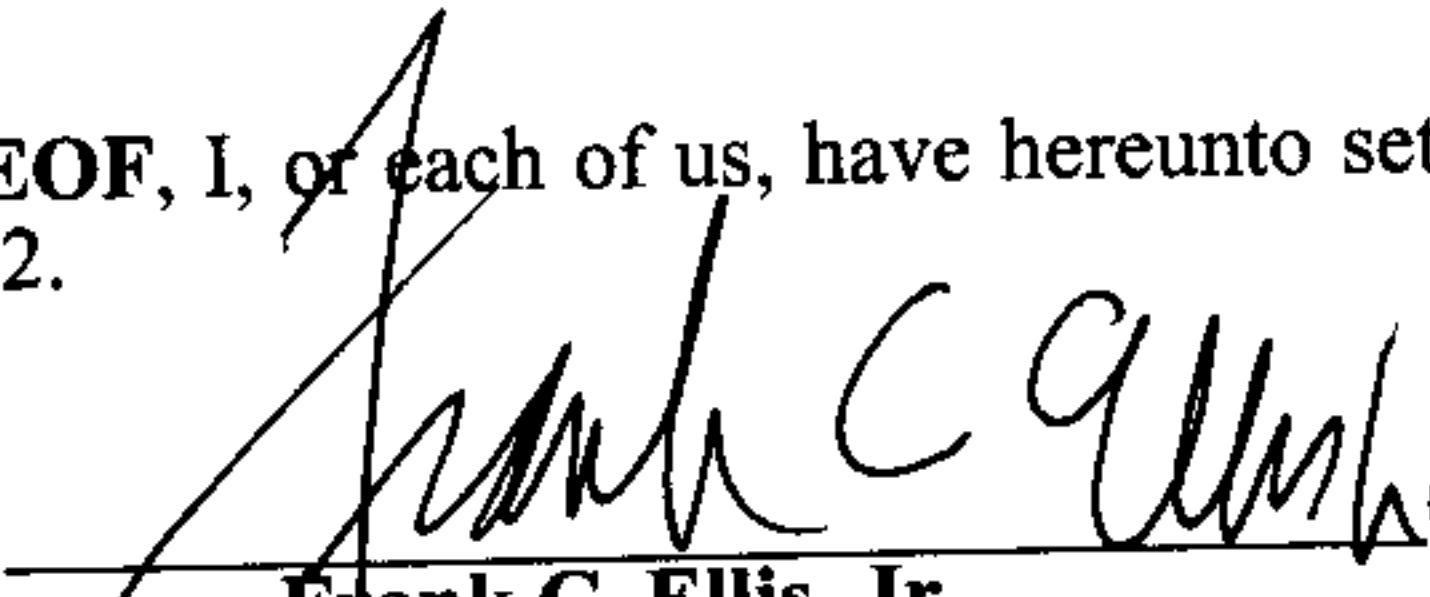
That in consideration of One Hundred Twenty-five Thousand and no/100 Dollars (\$125,000.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we **Frank C. Ellis, Jr.** and wife, **Diane B. Ellis** (herein referred to as grantors) do grant, bargain, sell and convey unto **Virgil Brasher** and wife, **Christy Ellis Brasher** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:


Commence at the intersection of the West side of Main Street with the North margin of Sterrett Street in Columbiana, Alabama; thence proceed in a Northerly direction along said West side of Main Street for 347.00 feet to the point of beginning of the parcel of land herein described; thence continue in a Northerly direction along said West side of (North) Main Street for 110.00 feet to a point; thence turn 90 deg. 00 min. left and run 500.00 feet to point; thence turn 90 deg. 00 min. left and run 110.00 feet to a point; thence turn 90 deg. 00 min. left and run 500.00 feet to the point of beginning; Said parcel is lying in the SE ¼ of Section 23, Township 21 South, Range 1 West; being situated in Shelby County, Alabama.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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, I, or each of us, have hereunto set my or our hands and seals, this 17th day of January, 2002.


 (SEAL)
Frank C. Ellis, Jr.

 (SEAL)
Diane B. Ellis

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Frank C. Ellis, Jr.** and wife, **Diane B. Ellis**, 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 17th day of January, 2002.

 (SEAL)
Notary Public

Inst # 2002-03225

01/17/2002-03225
03:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
MEL