

This form provided by  
**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**  
P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**  
(Name) Jimmy Brasher  
(Address) 5 Guinns Cove Rd.  
Hayden Ala 35079

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99  
**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** - Stewart Title Insurance Corp. of Houston, TX

**STATE OF ALABAMA**  
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Eighty Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
**Fred E. Ledford and wife, Brenda Ledford**

(herein referred to as grantors) do grant, bargain, sell and convey unto  
**Jimmy Brasher and Louann 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 Southwest corner of the SE 1/4 of the NE 1/4 of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama; thence run South 86 degrees 09 minutes 24 seconds East along a fence said to be the 1/4-1/4 line a distance of 570.45 feet to the point of beginning; thence continue last course a distance of 300.0 feet to a point on a chert road; thence run North 42 degrees 00 minutes West along said road a distance of 358.44 feet; thence run South 68 degrees 00 minutes West along said road a distance of 70.00 feet; thence run South 01 degree 24 minutes 31 seconds East a distance of 220.11 feet to the point of beginning. Also a 30 foot right of way between the above described parcel and the public road.

SUBJECT TO TAXES FOR 2002 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

All of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

Inst # 2002-07176  
02/12/2002-07176  
08:38 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CH 12.00

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, we have hereunto set our hand(s) and seal(s), this 31st day of January, 2002

WITNESS:  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Fred E. Ledford (Seal)  
Fred E. Ledford  
Brenda Ledford (Seal)  
Brenda Ledford

**STATE OF ALABAMA**  
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fred E. Ledford and Brenda Ledford whose name s 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 31st day of January, A.D., 19 2002  
My Commission Expires: 10/16/04  
[Signature] Notary Public.