

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

20040830000485420 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
08/30/2004 16:00:00 FILED/CERTIFIED

This instrument was prepared by

Mitchell A. Spears

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P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Christina R. Howard

(Address) 540 Co Rd 95

Calesta, AL 35040

MINIMUM VALUE: \$1,000.00

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

~~\$5000.00~~ \$500.00

That in consideration of **ONE DOLLAR, (\$1.00), AND OTHER GOOD AND VALUABLE**

CONSIDERATION, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **LARRY KEVIN BRASHER, a married man; TAMMY THACKER (formerly known as Tammy Howard Brasher) and husband, ERNEST MICHAEL THACKER** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **CHRISTINA R. HOWARD**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL II

Part of the N ½ of the SW ¼ of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: From the SW corner of the NE ¼ of the SW ¼ of Section 34, Township 20 South, Range 3 West, run Northerly along the quarter line 104.44 feet; thence run S 87 deg. 23' E for 52.92 feet to a point on the West margin of a public chert (presently paved) road (Lucas Lane); thence run N 13 deg. 14' W along said road margin for 151.04 feet; thence run N 03 deg. 15' W continuing along said road margin for 184.0 feet; thence run S 86 deg. 32' W for 319.0 feet to the Point of Beginning of the tract herein described; thence continue S 86 deg. 32' W for 155.0 feet; thence run S 03 deg. 15' E for 184.0 feet; thence run N 86 deg. 32' E for 155.0 feet; thence run N 03 deg. 15' W for 184.0 feet to the Point of Beginning.

The above designated legal description was derived from survey of Olden G. Webb, III, L.S., Registration Number 11847, dated August 11, 2004.

SOURCE OF TITLE: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Book 377, Page 795.

THE PROPERTY HEREIN DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF GRANTOR, LARRY KEVIN BRASHER, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

GRANTOR, TAMMY THACKER, IS ONE AND THE SAME PERSON FORMERLY KNOWN AS TAMMY HOWARD BRASHER, WHOSE NAME APPEARS AS A GRANTEE UPON THE ABOVE-DESIGNATED SOURCE OF TITLE.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 26 day of

August, 2004.

Larry Kevin Brasher
LARRY KEVIN BRASHER

Tammy Thacker
TAMMY THACKER

Ernest Michael Thacker
ERNEST MICHAEL THACKER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **LARRY KEVIN BRASHER** 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of August, 2004.

Candice Hays
Notary Public
My commission expires: 1-9-2008

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **TAMMY THACKER and husband, ERNEST MICHAEL THACKER**, 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 27 day of August, 2004.

Sandra L. Johnson
Notary Public
My commission expires: April 27, 2005