

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Jerry Wayne Brasher, Sr. and Carolyn F. Brasher
420 Highway 361
Pelham, Alabama 35124

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten thousand and no/100 (\$10,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Jerry Wayne Brasher, Sr. and Carolyn F. Brasher, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jerry Wayne Brasher, Sr. and Carolyn F. Brasher** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

This instrument was prepared without benefit of title.

To Have and to Hold to the said grantee, 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 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 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 31ST day of JANUARY, 2005.

Paula R. Wane
Witness

Paula R. Wane
Witness

Jerry Wayne Brasher, Sr.
Jerry Wayne Brasher, Sr.
Carolyn F. Brasher
Carolyn F. Brasher

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerry Wayne Brasher, Sr. and Carolyn F. Brasher, husband and wife**, 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 this 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, 2005.

Kathleen A. Arthur
Notary Public
My Commission Expires SEP 28, 2006
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
BONDED THRU NOTARY PUBLIC UNDERWRITERS

EXHIBIT "A"

LEGAL DESCRIPTION

Begin at the NE corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, SHELBY County, Alabama, thence South 0 degrees 00' 00" East a distance of 156.41 feet; thence North 78 degrees 01' 05" West a distance of 350.52 feet to the Easterly right of way of Shelby County Highway 361 and a point on a curve to the left having a central angle of 10 degrees 07' 56" and a radius of 2688.40 feet; said curve subtended by a chord bearing North 16 degrees 55' 16" and a chord distance of 474.80 feet; thence along the arc of said curve and along said right of way a distance of 475.41 feet; thence South 74 degrees 15' 35" East and leaving said right of way a distance of 57.18 feet; thence North 66 degrees 05' 22" East at 178.06 feet; thence South 1 degree 47' 26" West a distance of 428.43 feet to the beginning. Situated in SHELBY County, Alabama.