700279

This instrument was prepared by

Esco and Benson, LLC
547 South Lawrence Street
Montgomery, AL 36104

SEND TAX NOTICE TO:

Mike Craft
78 Lake Kathryn Dr.
Sterrett, AL 35147

WARRANTY DEED

20050908000465250 1/2 $15.00
Shelby Cnty Judge of Probate,AL
09/08/2005 01:30:20PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE TWENTY FIVE THOUSAND NO/100'S ($125,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **JON HOWARD BRASHER, AN UNMARRIED MAN** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **MIKE CRAFT** (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in **SHELBY County, Alabama to-wit:**

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

$160,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

For advalorem tax purposes the property address is **10422 Highway 41, Leeds, Alabama**, SHELBY County, Alabama

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, 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), **JON HOWARD BRASHER,** have hereunto set my (our) hand(s) and seal(s) this **1ST** day of **SEPTEMBER**, **2005**.

(SEAL)
JON HOWARD BRASHER

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **JON HOWARD BRASHER** whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **1ST** day of **SEPTEMBER**, **2005**.

Notary Public
My commission expires:_____

DAVID A. BEDGOOD
NOTARY
EXP. 8-27-07
PUBLIC
ALABAMA STATE AT LARGE

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EXHIBIT "A"

A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 1 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF NEW COLUMBIANA ASHVILLE HIGHWAY AND THE WEST LINE OF THE NW 1/4 OF THE NE 1/4 OF SECTION 8; THENCE NORTH 63 DEGREES 40 MINUTES 19 SECONDS EAST ALONG SAID RIGHT OF WAY A DISTANCE OF 636.93 FEET; THENCE SOUTH 44 DEGREES 05 MINUTES 11 SECONDS EAST A DISTANCE OF 187.42 FEET TO THE OLD COLUMBIANA HIGHWAY; THENCE SOUTH 28 DEGREES 19 MINUTES 20 SECONDS WEST ALONG SAID OLD HIGHWAY A DISTANCE OF 99.50 FEET TO A POINT AROUND A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 38 DEGREES 38 MINUTES 33 SECONDS AN ARC DISTANCE OF 185.47 FEET A CHORD BEARING SOUTH 47 DEGREES 38 MINUTES 37 SECONDS WEST A DISTANCE OF 181.98 FEET; THENCE SOUTH 66 DEGREES 57 MINUTES 54 SECONDS WEST ALONG SAID OLD HIGHWAY A DISTANCE OF 280.18 FEET; THENCE SOUTH 72 DEGREES 21 MINUTES 05 SECONDS WEST A DISTANCE OF 274.39 FEET TO A POINT ON THE WEST LINE OF THE NW 1/4 OF THE NE 1/4; THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 255.15 FEET TO THE POINT OF BEGINNING. BEING SITUATED IN SHELBY COUNTY, ALABAMA.