## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20051019000543810 1/2 \$29.00 Shelby Cnty Judge of Probate, AL 10/19/2005 01:53:31PM FILED/CERT

STATE OF ALABAMA COUNTY OF SHELBY Send Tax Notice To: STEVEN E. BRASHER AND JULIE L. BRASHER 12569 HIGHWAY 43, VANDIVER, ALABAMA 35176

Presents:

That in consideration of FIFTEEN THOUSAND DOLLARS AND NO/100'S (\$15,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

## SHELBY R. BRASHER AND NANCY BRASHER, HUSBAND AND WIFE

(herein referred to as grantors) do grant, bargain, sell and convey unto

## STEVEN E. BRASHER AND JULIE L. BRASHER

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in County, Alabama to-wit: SHELBY

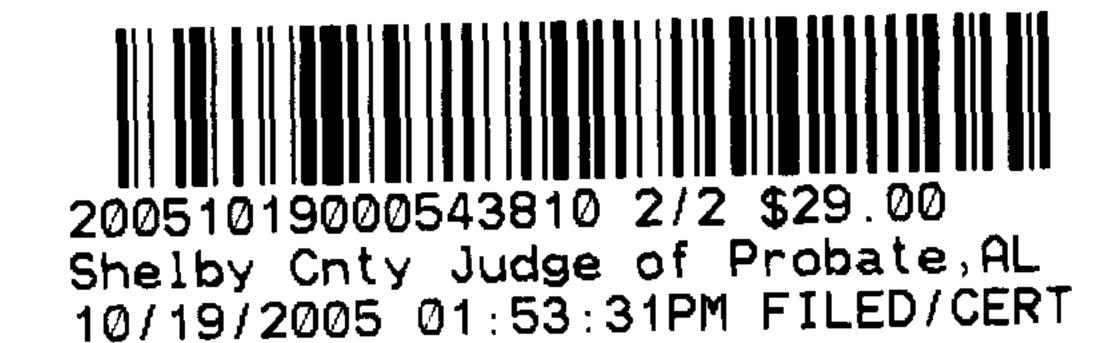
SEE EXHIBIT "A"

## Subject to Easements, Restrictions and rights of way of record.

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/	day of $OC+$ , 200
WITNESS:		
(Seal)	M. Kelby By	(Seal)
	SHELBY B. BRASHER	
(Seal)	Mucy Bra	(Seal)
	NANCY BRASHER	
STATE OF <u>ALABAMA</u>		
COUNTY OF SHELBY		
I, THE UNDERSIGNED, a Notary Public in and for s	said County, in said State, hereby cer	tify that
SHELBY R. BRASHER AND NANCY BRASHER, HUSB	AND AND WIFE whose names /	ARE signed to the
foregoing conveyance, and who <u>ARE</u> known to me, ackn	owledged before me on this day, that	t, being informed of the
contents of the conveyance THEY executed the same v	oluntarily on the day the same bears	date.
	de de la companie de	· .
Given under my hand and official seal this day	of A.D., 2005.	
	1 /2 m AH	
NOTARY PUBLIC	Janu Lymus	
MY COMMISSION EXPIRES:	8-11-08	



Shelby County, AL 10/19/2005 State of Alabama

Deed Tax: \$15.00

EXHIBIT "A"

A PART OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 3 EAST, SHELBY COUNTY, ALABAMA, CONTAINING 1.002 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN ALABAMA POWER COMPANY CONCRETE MONUMENT ON THE NORTH BANK OF THE COOSA RIVER AND THE WEST LINE OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 3 EAST, SHELBY COUNTY, ALABAMA, SAID CONCRETE MONUMENT HAVING COORDINATES OF NORTH 1, 036,400.07 AND EAST 338,744.62 ON THE ALABAMA EAST ZONE COORDINATE SYSTEM AND RUN NORTH 56 DEGREES 46 MINUTES 50 SECONDS EAST (BEARING RELATIVE TO THE ALABAMA EAST ZONE COORDINATE SYSTEM) A DISTANCE OF 3,116.85 FEET TO A POINT IN THE CENTERLINE OF GLAZE ROAD ALSO KNOWN AS OLD FERRY ROAD, A PUBLIC ROAD; THENCE TURN AN ANGLE TO THE RIGHT OF 48 DEGREES 37 MINUTES 10 SECONDS AND RUN IN AN EASTERLY DIRECTION ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 85.57 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 22 DEGREES 25 MINUTES 30 SECONDS AND CONTINUE TO RUN EASTERLY ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 313.91 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 12 DEGREES 44 MINUTES 20 SECONDS AND CONTINUE TO RUN EASTERLY ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 380.61 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 6 DEGREES 31 MINUTES 30 SECONDS AND CONTINUE TO RUN EASTERLY ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 209.49 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 3 DEGREES 3:2 MINUTES 40 SECONDS AND CONTINUE TO RUN EASTERLY ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 453.63 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 2 DEGREES 24 MINUTES 00 SECONDS AND CONTINUE TO RUN EASTERLY ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 20.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE THE PREVIOUS COURSE EASTERLY ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 20.25 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 98 DEGREES 59 MINUTES 22 SECONDS AND RUN SOUTHERLY FOR A DISTANCE OF 1,512.39 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 62 DEGREES 48 MINUTES 08 SECONDS AND RUN WESTERLY FOR A DISTANCE OF 45.09 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 10 DEGREES 28 MINUTES 30 SECONDS AND RUN WESTERLY FOR A DISTANCE OF 62.54 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 106 DEGREES 43 MINUTES 22 SECONDS AND RUN NORTHERLY FOR A DISTANCE OF 172.95 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 81 DEGREES 06 MINUTES 04 SECONDS AND RUN EASTERLY FOR A DISTANCE OF 80.98 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 81 DEGREES 06 MINUTES 04 SECONDS AND RUN NORTHERLY FOR A DISTANCE OF 1,362.36 FEET TO THE CENTERLINE OF GLAZE ROAD AND THE POINT OF BEGINNING; MAKING A CLOSING INTERIOR ANGLE TO THE LEFT OF 81 DEGREES 00 MINUTES 38 SECONDS. THIS PARCEL CONTAINS 1.002 ACRES, MORE OR LESS, ABOVE THE ALABAMA POWER COMPANY FLOOD EASEMENT, THE ELEVATION 408 CONTOUR. THIS PARCEL IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, LIMITATIONS AND/OR RESTRICTIONS OF RECORD OR APPLICABLE LAW. INCLUDING BUT NOT LIMITED TO THE PRESCRIPTIVE RIGHTS OF WAY FOR DEER LANE AND GLAZE ROAD AND THE ALABAMA POWER COMPANY FLOOD EASEMENT.