

SEND TAX NOTICE TO:

Name:

Mr. Robert E. Butterworth

Address: 609 Main Street

Montevallo, AL 35115

THIS INSTRUMENT WAS PREPARED BY WALLACE, ELLIS, FOWLER & HEAD P.O. Box 587
Columbiana, Alabama 35040

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WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA SHELBY COUNTY

Shelby County, AL 05/02/2006 State of Alabama

Deed Tax:\$1.50

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED TWENTY THOUSAND AND NO/100 (\$120,000.00) DOLLARS** to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **Alvin Brasher**, **Jr. and wife**, **Shirley Brasher**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Robert E. Butterworth and Carole M. Butterworth**, (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Two parcels of land situated in the NE 1/4 of the SE 1/4 of Section 16, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:

Parcel 1:

Begin at the SW corner of above said 1/4 - 1/4, said point being the point of beginning; thence South 87 deg. 58 min. 12 sec. East a distance of 1129.24 feet to a point on the Northwesterly right of way line of Shelby County Highway 311 (80 foot right of way); thence North 52 deg. 39 min. 31 sec. East and along said right of way line a distance of 137.95 feet; thence North 42 deg. 53 min. 06 sec. West and leaving said right of way line a distance of 1819.48 feet; thence South 00 deg. 00 min. 00 sec. East, a distance of 1376.85 feet to the point of beginning.

Parcel 2:

Commence at the SW corner of above said 1/4 - 1/4; thence South 87 deg. 58 min. 12 sec. East a distance of 1254.87 feet to a point on the Southeasterly right of way line of Shelby County Highway 311 (80 foot right of way), said point being the point of beginning; thence continue along the last described course and leaving said right of way line, a distance of 68.27 feet; thence North 42 deg. 53 min. 06 sec. West a distance of 44.05 feet to a point on the Southeasterly right of way line of above said Highway 311; thence South 52 deg. 01 min. 08 sec. West and along said right of way line a distance of 48.52 feet to the point of beginning.

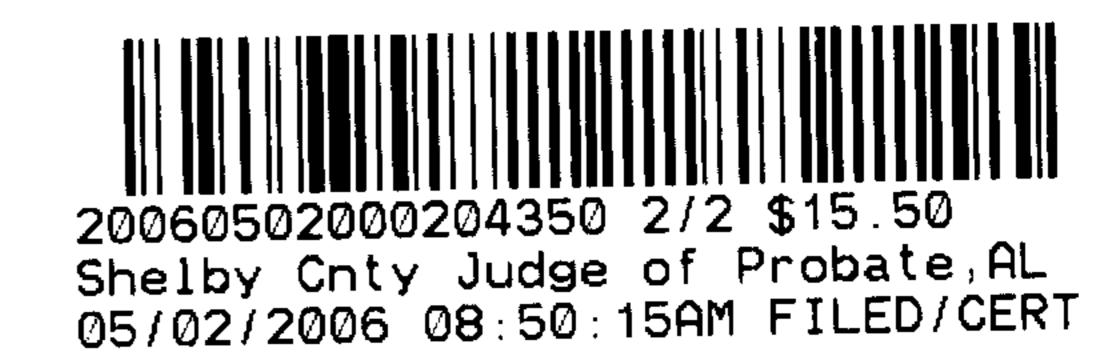
According to survey of Rodney Y. Shiflett, RLS #21784, dated April 20, 2006.

LESS AND EXCEPT AND SUBJECT TO THE FOLLOWING:

- Taxes for 2006 and subsequent years. 2006 ad valorem taxes are a lien but not due and payable until October 1, 2006.
- Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- c) Any part of caption lands lying within a public road.
- Title to minerals underlying caption lands with mining rights and privileges belonging thereto.

\$118,500.00 of the above consideration was paid by way of a purchase money mortgage executed simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that subject property is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this ______ day of May, 2006.

Alvin Brasher, Jr.

Shirley Brasher

STATE OF ALABAMA SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Alvin Brasher, Jr. and wife, Shirley Brasher, 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 _____ day of May, 2006.

Notary Public

My Commission Expires: $\frac{1}{2}$