

20060504000209780 1/1 \$42.50
Shelby Cnty Judge of Probate, AL
05/04/2006 11:05:53AM FILED/CERT

WARRANTY DEED

Shelby County, AL 05/04/2006
State of Alabama

Deed Tax: \$31.50

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$156,000.00** to the undersigned Grantor(s), **Joseph L Calvert and spouse, Dawn Calvert**, in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Paul Shannon Brasher and Janah Brasher** (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 19 South, Range 1 West, in Shelby County, Alabama, more particularly described as follows:

Begin at the Southwest corner of said Section 34; thence in a Northerly direction along the West line of Section 34, a distance of 318.0 feet to a point on the Southeast right of way line of Shelby County Highway No. 39; thence 36 degrees 36 minutes rights, in a Northeasterly direction along said Southeast right of way line a distance of 215.0 feet; thence 90 degrees right in a Southeasterly direction a distance of 233.59 feet; thence 52 degrees 22 minutes right, in a Southerly direction a distance of 345.59 feet to a point on the South line of said Section 34; thence 90 degrees right, in a Westerly direction along said South line, a distance of 322.0 feet, to the point of beginning. Subject to a 15 foot easement for ingress and egress, more particularly described as follows:

Begin at the most Northerly corner of the above described property, said point of beginning on the Southeast right of way line of Shelby County Highway No. 39; thence in a Southeasterly direction, along the Northeast line of the above described property, a distance of 233.59 feet to the Northeast corner of said property; thence 52 degrees 22 minutes right, in a Southerly direction along the Ease line of the above described property, a distance of 18.94 feet; thence 127 degrees 38 minutes right in a Northwesterly direction and parallel to the Northeast line of the above described property, a distance of 245.15 feet to a point on the Northwest line of the above described property, said point also being on the Southeast right of way line of said Shelby County Highway No. 39; thence 90 degrees right, in a Northeasterly direction along said Northwest line and said right of way line a distance of 15.0 feet to the point of beginning.

Address of Property: 2709 Hwy 39
Chelsea, Alabama 35043

Subject to taxes for the year 2006 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$124,800.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

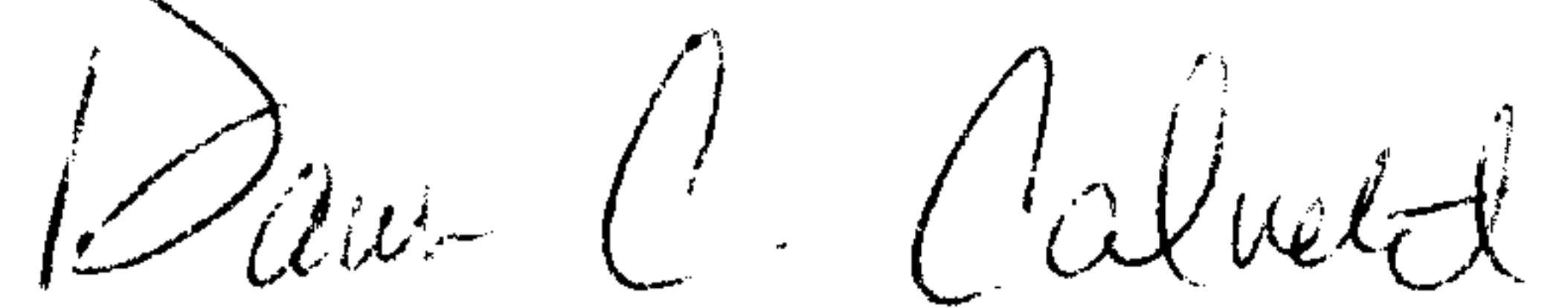
TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantee, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this the 28th day of April, 2006.

By:



Grantor



Grantor

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Joseph L Calvert and spouse, Dawn Calvert**, 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 28th day of April, 2006.



Notary Public
Commission Expires: 3/23/08

This Instrument Prepared By:

Kevin Hays, Attorney at Law
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:

Paul Shannon Brasher and Janah Brasher
2709 Hwy 39
Chelsea, Alabama 35043