Shelby County, AL 05/24/2006 State of Alabama

Deed Tax:\$5.00

This instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

## KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY )

That in consideration of **FIVE THOUSAND and NO/00 Dollars (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

JANNETTE B BRASHER AND HUSBAND STEPHEN A. BRASHER

grant, bargain, sell and convey unto,

JANNETTE B BRASHER AND HUSBAND STEPHEN A. BRASHER

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a first mortgage recorded 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18<sup>TH</sup> ay of May, 2006.

JAMNETTE B. BRASHER

STEPHEN A. BRASHER

STATE OF ALABAMA SHELBY COUNTY

IELBY COUNTY

JANET FRACSION

I, the undersigned authority, MICHAEL TATCHISON, a Notary Public in and for said County, in said State, hereby certify that

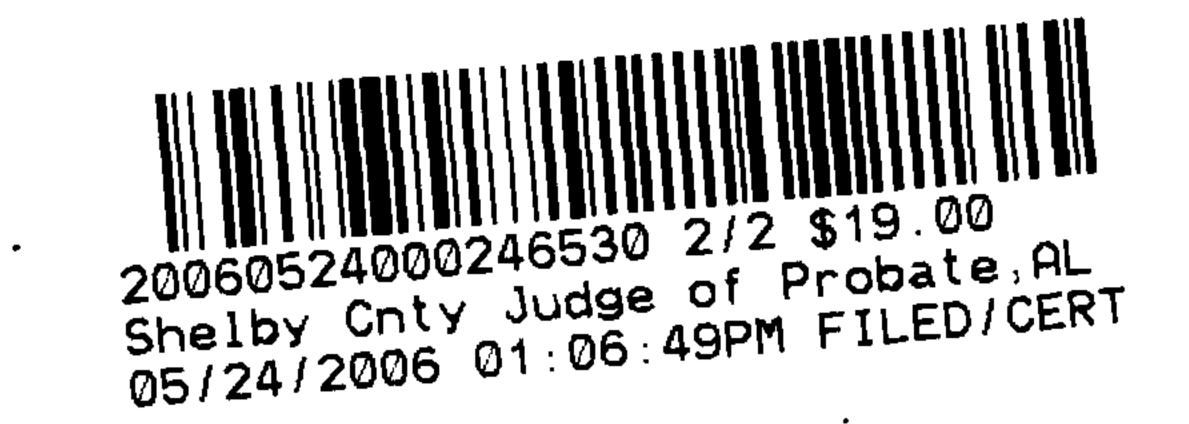
JANNETTE B. BRASHER AND STEPHEN A. BRASHER

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>TH</sup> day of May 2006.

Notary Public

My Commission Expires: 10-16-08



Commence at the northeast corner of the northwest quarter of the northeast quarter of PARCEL -1 Section 22, Township 22 south, Range 2 west, Shelby County, Alabama and run thence South 00°00'00" East along the east line of said quarter-quarter a distance of 200.46' to a found capped rebar corner on the southerly margin of Old Alabama Highway No. 25 and the point of beginning of the property, parcel 1, being described; Thence run S 54°02'25"W along said margin of said Highway a distance of 300.61' to a set rebar corner; Thence run \$ 61°39'46" E a distance of 357.77' to a set rebar corner on the northwesterly margin of the new Alabama Highway No. 25; Thence run N 22°26' 53" E along the northwesterly margin of said Highway 25 a distance of 347.70' to a set rebar corner; Thence run N 44°45' 37" West a distance of 141.90' to a found rebar corner on the southerly margin of Old Alabama Highway No. 25; Thence run S 54°02' 25" W along said margin a distance of 129.02' to the point of beginning, containing 91,991 square feet or 2.11 acres. Property is subject to any and all easements, agreements, rights of way, limitations and restrictions of De ADA probated record or applicable law.