

This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
3800 Colonnade Parkway, Suite 330
Birmingham, Alabama 35243

Send Tax Notice To:
Jo Ann Brasher
172 Berkshire Manor Circle
Alabaster, AL 35007



20070601000256540 1/1 \$191.00
Shelby Cnty Judge of Probate, AL
06/01/2007 01:46:27PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of the sum of **One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/we,

Shawn Raney and Jennifer Raney, Husband and Wife
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

JoAnn Beach Brasher
(herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Survey of Weatherly, Berkshire Manor, Section 19, as recorded in Map Book 24, page 43, in the Probate Office of Shelby County, Alabama.

Subject to: All Easements, Restrictions and Rights of Way of record.

TO HAVE AND TO HOLD unto the said GRANTEE, her heirs and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining in fee simple.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her/their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are 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 GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their signature(s) and seal(s), this the 25 day of May 2007.

Shelby County, AL 06/01/2007
State of Alabama

Deed Tax: \$180.00

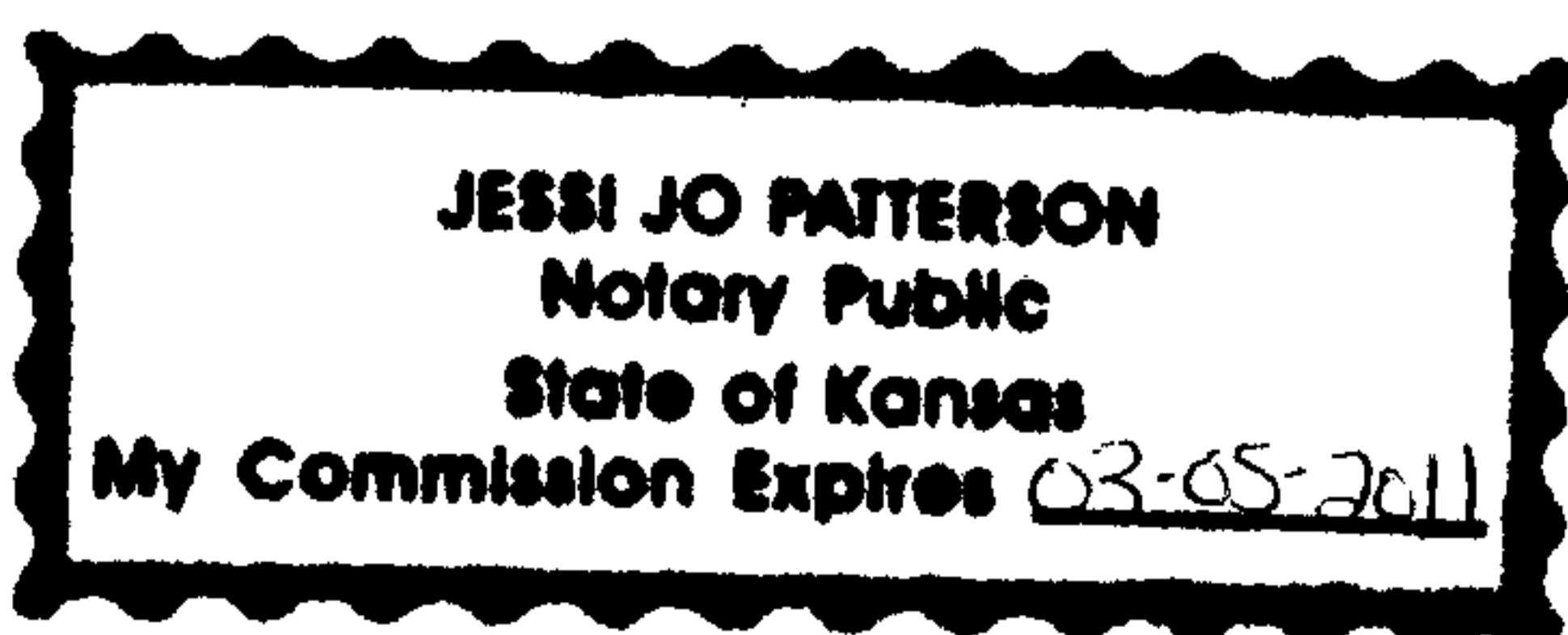
_____(Seal)
_____(Seal)
_____(Seal)

Shawn Raney (Seal)
Shawn Raney
Jennifer Raney (Seal)
Jennifer Raney
_____(Seal)

^{Kansas}
STATE OF ~~IOWA~~)
^{Johnson}
COUNTY OF ~~STORY~~)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shawn Raney and wife Jennifer Raney, 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 25 day of May, 2007.



Jessi Jo Patterson
Notary Public

My Commission Expires: 03/05/2011