


07161

SEND TAX NOTICE TO:
Cynthia D. Davis
Conrad Madison Davis
12403 Highway 43
Vandiver, AL 35176

This instrument was prepared by:
Charles E. Davis, Jr.
1442 Montgomery, Highway, Suite 201
Birmingham, Alabama 35216


20071228000582810 1/2 \$34.00
Shelby Cnty Judge of Probate, AL
12/28/2007 02:43:09PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **NINETY THOUSAND and No/100's (\$90,000.00) DOLLARS** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/We, **ROLAND BRASHER AND WIFE, CORINNE BRASHER**, (hereinafter grantors), do grant, bargain, sell and convey unto and **CYNTHIA D. DAVIS AND CONRAD MADISON DAVIS** (hereinafter grantees) **as joint tenants with right of survivorship**, all of our right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA:**


SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

\$70,000.00 of the above referenced purchase price is from a purchase money first mortgage.


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said GRANTEES, for and during their joint lives and upon the death of any or either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivors forever, together with every contingent remainder and right of reversion. 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/we are lawfully seized in fee simple of said premises; that it is 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, I/we have hereunto set my/our hands and seal(s) this **30th** day of **AUGUST, 2007**.



ROLAND BRASHER

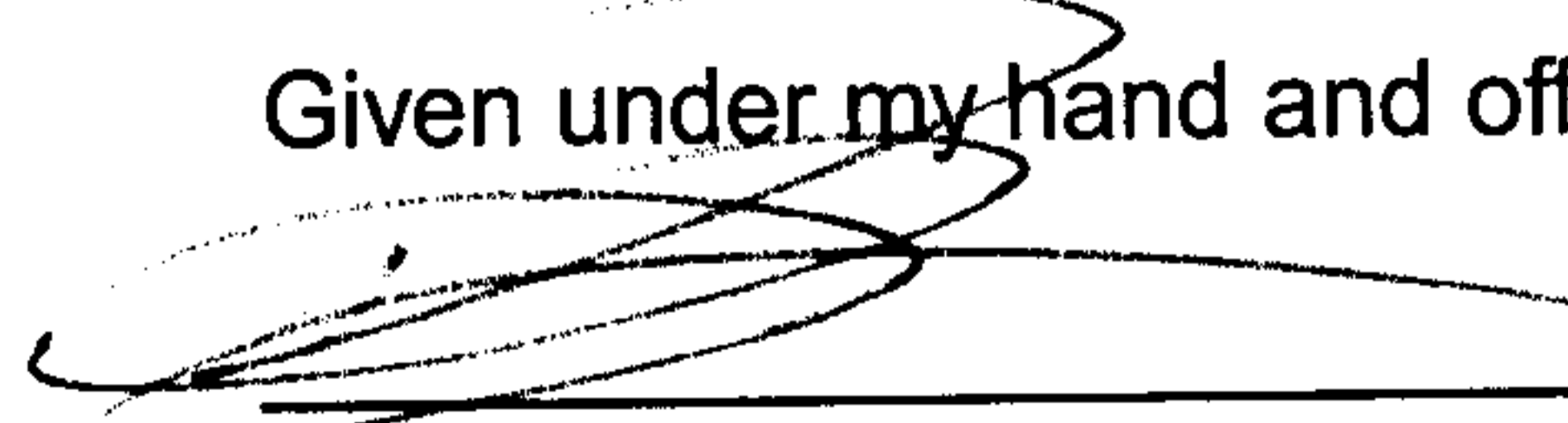


CORINNE BRASHER

STATE OF ALABAMA)
JEFFERSON COUNTY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ROLAND BRASHER AND CORINNE BRASHER**, 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 **30th** day of **AUGUST, 2007**



NotaryPublic
Commission Expires: 11-20-07

Shelby County, AL 12/28/2007
State of Alabama
Deed Tax: \$20.00


20071228000582810 2/2 \$34.00
Shelby Cnty Judge of Probate, AL
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Legal description:

From the Northwest corner of the Southwest 1/4 - Southeast 1/4 of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama and proceed South along the West boundary of said quarter - quarter section for 82.00 feet to the point of beginning; thence South 31 degrees 27 minutes 30 seconds East 295.67 feet; thence South 80 degrees 07 minutes 59 seconds West 156.62 feet to a point on the West boundary of the aforementioned quarter - quarter section; thence North along the West Boundary of said quarter - quarter section for 279.05 feet, back to the point of beginning.

The above described Parcel is located in the Southwest 1/4 - Southeast 1/4 of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama.

Also for access to the above described parcel of land an easement being 15 feet in width and 7.50 feet each side of the following described line: From the Northwest corner of the Southwest 1/4 - Southeast 1/4 of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama and proceed South along the West boundary of said quarter - quarter section for 82.00 feet; thence South 31 degrees 27 minutes 30 seconds East 295.67 feet; thence South 80 degrees 07 minutes 59 seconds West 94.99 feet to the point of beginning of herein described easement, said point being in the center of said easement; thence South 61 degrees 37 minutes 01 seconds East along the center for 35.96 feet; thence South 52 degrees 09 minutes 22 seconds East along the center for 37.94 feet; thence South 37 degrees 34 minutes 20 seconds East along the center for 38.22 feet; thence South 23 degrees 03 minutes 47 seconds East along the center for 45.66 feet; thence South 18 degrees 20 minutes 20 seconds East along the center for 124.43 feet to a point in the center of Shelby County Highway 43, said point being the point of termination of said 15 foot easement. Situated in Shelby County, Alabama.