

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Send Tax Notice To:

STATE OF ALABAMA

COUNTY OF

Presents:



That in consideration of **SIX THOUSAND DOLLARS AND NO/100'S (\$6,000.00)**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

SHELBY R. BRASHER AND NANCY B. BRASHER, HUSBAND AND WIFE

(herein referred to as grantors) do grant, bargain, sell and convey unto

STEVEN E. BRASHER AND JULIE L. BRASHER

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

SEE EXHIBIT "A"

Subject to Easements, Restrictions and rights of way of record.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 02 day of December, 2008.

WITNESS:

Kem Baette (Seal)

Shelby R. Brasher (Seal)

Kem Baette (Seal)

Nancy B. Brasher (Seal)
NANCY B. BRASHER

STATE OF ALABAMA

COUNTY OF SHELBY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that SHELBY R. BRASHER AND NANCY B. BRASHER, HUSBAND AND WIFE whose name 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 02 day of December A.D., 2008.

NOTARY PUBLIC

Renee B. Smith

MY COMMISSION EXPIRES: 8-11-12


PREPARED BY: RENEE B. SMITH 2101 ETOWAH STREET, TARRANT, ALABAMA 35217

20081217000467720 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
12/17/2008 11:09:37AM FILED/CERT

Shelby County, AL 12/17/2008
State of Alabama

Deed Tax: \$6.00

EXHIBIT "A"


20081217000467720 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
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A PART OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 3 EAST, SHELBY COUNTY, ALABAMA, CONTAINING 0.147 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN ALABAMA POWER COMPANY CONCRETE MONUMENT ON THE NORTH BANK OF THE COOSA RIVER AND THE WEST LINE OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 3 EAST, SHELBY COUNTY, ALABAMA; SAID CONCRETE MONUMENT HAVING COORDINATES OF NORTH 1,036,400.07 AND EAST 338,744.62 ON THE ALABAMA EAST ZONE COORDINATE SYSTEM AND RUN NORTH 56 DEGREES 46 MINUTES 50 SECONDS EAST (BEARING RELATIVE TO THE ALABAMA EAST ZONE COORDINATE SYSTEM) A DISTANCE OF 3,116.85 FEET TO A POINT IN THE CENTERLINE OF GLAZE ROAD ALSO KNOWN AS OLD FERRY ROAD, A PUBLIC ROAD; THENCE TURN AN ANGLE TO THE RIGHT OF 48 DEGREES 37 MINUTES 10 SECONDS AND RUN IN AN EASTERLY DIRECTION ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 85.57 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 22 DEGREES 25 MINUTES 30 SECONDS AND CONTINUE TO RUN EASTERLY ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 313.91 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 12 DEGREES 44 MINUTES 20 SECONDS AND CONTINUE TO RUN EASTERLY ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 380.61 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 6 DEGREES 31 MINUTES 30 SECONDS AND CONTINUE TO RUN EASTERLY ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 209.49 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 3 DEGREES 32 MINUTES 40 SECONDS AND CONTINUE TO RUN EASTERLY ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 453.63 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 2 DEGREES 24 MINUTES 00 SECONDS AND CONTINUE TO RUN EASTERLY ALONG THE CENTER LINE OF SAID ROAD A DISTANCE OF 20.35 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 98 DEGREES 59 MINUTES 22 SECONDS AND RUN SOUTHERLY FOR A DISTANCE OF 1,282.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE THE PREVIOUS COURSE FOR A DISTANCE OF 80.00 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 81 DEGREES 06 MINUTES 04 SECONDS AND RUN WESTERLY FOR A DISTANCE OF 80.98 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 98 DEGREES 53 MINUTES 56 SECONDS AND RUN NORTHERLY FOR A DISTANCE OF 80.00 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 81 DEGREES 06 MINUTES 04 SECONDS AND RUN EASTERLY FOR A DISTANCE OF 80.98 FEET TO THE POINT OF BEGINNING, MAKING A CLOSING LEFT INTERIOR ANGLE OF 81 DEGREES 06 MINUTES 04 SECONDS. SITUATED, LYING AND BEING IN SHELBY COUNTY, ALABAMA.