

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

PREPARED BY:
DOUGLAS L. KEY, ATTORNEY
POST OFFICE BOX 360345
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SEND TAX NOTICE TO:
GEORGE OTTO and DANA OTTO
13049 HWY 43
Vandiver AL 35176

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

\$500⁰⁰ \$1,260⁵⁰

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS (\$10.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, BENJAMIN EARL BRASHER and wife, JEAN BRASHER, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto GEORGE OTTO and DANA OTTO, (herein referred to as GRANTEES), as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Commence at the SW corner of the SW1/4 of NW1/4, Section 12, Township 18, Range 1 East and run East along the South line of said 1/4-1/4 section a distance of 420 feet to a point; thence run North parallel to the West line of said 1/4-1/4 section a distance of 210 feet to a point; said point being the point of beginning; thence continue North parallel to the West line of said 1/4-1/4 section a distance of 210 feet to a point; thence run West parallel to the South line of said 1/4-1/4 section a distance of 105 feet to a point; thence run South parallel to the West line of said 1/4-1/4 section a distance of 210 feet to a point; thence run East parallel to the South line of said 1/4-1/4 section a distance of 105 feet to the point of beginning.

Said property being a portion of the property conveyed by deed dated October 10, 1944, and recorded in deed Book 120, page 218 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 24TH day of February, 2010.

Benjamin Earl Brasher (L.S.)
BENJAMIN EARL BRASHER

Jean Brasher (L.S.)
JEAN BRASHER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BENJAMIN EARL BRASHER and wife, JEAN BRASHER, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24TH day of February, 2010.

Reeshama Peck
Notary Public
My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 13, 2011