

**THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
205-699-5000**

**Send Tax Notice To:  
258 Millridge Lane  
Pell City, Alabama 35128**

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TEN DOLLARS AND NO/100 (\$10.00) DOLLARS** and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we **ADAM WAYNE BRASHER, A MARRIED MAN AND KENNETH WAYNE BRASHER, A MARRIED MAN** (hereinafter referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **BRASHER PROPERTIES, LLC** (herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY , Alabama, to-wit:

Commence at the Northwest corner of the NE 1/4 of the NW 1/4 of Section 30, Township 18, Range 2, East, thence turn South 12 deg. 30 min. West a distance of 355.31 feet, thence turn 31 deg. 55 min. to the left and run a distance of 713.80 feet to the North line of an old road; thence turn an angle of 58 deg. 33 min to the left and run a distance of 85.50 feet to the point of beginning; thence continue in the same direction a distance of 128.10 feet; thence turn an angle of 22 deg 57 min to the left and run a distance of 85.00 feet; thence turn an angle of 78 deg 00 min to the left and run a distance of 210.00 feet; thence turn an angle of 88 deg 39 min to the left and run a distance of 170.00 feet; thence turn an angle of 80 deg 34 min to the left and run a distance of 212.86 feet to the point of beginning; being situated in Shelby County, Alabama

DEED SOURCE:20031211000801420/54 Beulah Lane

**SAID DEED WAS PREPARED WITHOUT THE BENEFIT OF TILE INSURANCE OR TITLE EXAMINATION, LEGAL DESCRIPTION WAS PROVIDED BY THE GRANTOR.**

**SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THAT OF THEIR SPOUSES**

**SUBJECT TO:**

- 1) Rights of claims of parties in possession not shown by the public record.
- 2) Easements, or claims of easements, not shown by public record.
- 3) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspections of the premises.
- 4) Any line, or right to a lien, for services, labor or material hereto or hereafter furnished imposed by law and not shown by public record.
- 5) Easements of record.
- 6) Oil, gas, and minerals and all other subsurface interest in, to or under the land herein described.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 22 day of February, 2011.

  
ADAM WAYNE BRASHER

  
KENNETH WAYNE BRASHER

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that WAYNE BRASHER AND ADAM WAYNE BRASHER whose name(s) 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 22<sup>nd</sup> day of February, 2011.

  
Notary Public

My Commission Expires:

2/4/12

