



20110916000275700 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
09/16/2011 04:24:38 PM FILED/CERT

#10,000,000

(NO TITLE EXAMINATION PROVIDED)
THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Lawrence M. Brasher; Selena Arnold;
Ginger Lynn;
273 Adams Road
Leeds, AL 35094

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT pursuant to that certain Agreement dated August 3, 2011, by and among Morris Brasher, Karen Brasher, Selena Arnold, Ginger Lynn and Tabatha McCabe, the undersigned James J. Odom, Jr., as Successor Personal Representative of the Estate of Lena Mae Brasher, deceased, Shelby County Probate Case No. 2010-000311, does hereby grant, bargain, sell and convey unto Lawrence M. Brasher, Selena Arnold and Ginger Lynn ("Grantees"), the following described real estate, situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Mortgage from Lawrence Brasher, Sr. and wife, Lena Mae Adams Brasher, to America's First Federal Credit Union dated February 22, 2000, and recorded as Instrument Number 2000-06430 in the Office of the Judge of Probate of Shelby County, Alabama; (3) The continued existence and maintenance of underlying water lines presently serving adjacent property; (4) Rights of others to the use of any portion of the subject property lying within a road.

This conveyance is made under the authority of Successor Letters of Administration, Probate Case No. 2010-000311, dated September 14, 2011.

TO HAVE AND TO HOLD to the Grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the 14th day of September, 2011.

WITNESS:

A. Marshall

James J. Odom, Jr.
James J. Odom, Jr., as Personal
Representative of the Estate of Lena Mae
Brasher, deceased, PR Case #2010-000311

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James J. Odom, Jr., as Personal Representative of the Estate of Lena Mae Brasher, deceased, Shelby County PR Case #2010-000311, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in his capacity as Personal Representative of the Estate of Lena Mae Brasher, deceased, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 14th day of September, 2011.

A. P. Marshall


My Commission Expires: March 7, 2015

EXHIBIT "A"

A parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 18, Township 18 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama being more particularly described as follows:

Commence at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 18, Township 18 South, Range 1 East; thence run in a southerly direction along the east line of said quarter-quarter section for a distance of 659.28 feet to the POINT OF BEGINNING; thence continue south along said east line for a distance of 659.50 to the Southeast corner of said quarter-quarter section; thence turn a deflection angle to the right of 89 degrees 29 minutes 22 seconds and leaving said east line run in a westerly direction along the south line of said quarter-quarter section for a distance of 279.92 feet; thence turn a deflection angle to the right of 90 degrees 26 minutes 22 seconds and leaving said south line run in a northerly direction for a distance of 174.14 feet; thence turn a deflection angle to the right of 88 degrees 09 minutes 18 seconds and run in an easterly direction for a distance of 130.19 feet; thence turn a deflection angle to the left of 91 degrees 46 minutes 27 seconds and run in a northerly direction for a distance of 490.49 feet; thence turn a deflection angle to the right of 89 degrees 28 minutes 21 seconds and run in an easterly direction for a distance of 150.01 feet to the POINT OF BEGINNING.

LESS AND EXCEPT that that property described in Deed Book 191, Page 119, as recorded in the Office of the Judge of Probate, Shelby County, Alabama.


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Shelby County, AL 09/16/2011
State of Alabama
Deed Tax:\$10.00