

12805

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

Send Tax Notice To:
NICOLE BRASHER
CARL BRASHER
2504 Vera Cruz Drive
Birmingham al 35235

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty Thousand and 00/100 (\$20,000.00) to the undersigned Grantors, JANE GUY WELDON, A MARRIED WOMAN, ROY E. GUY, A MARRIED MAN, HENRIETTA GUY TERRY, A WIDOWER AND SHEILA GUY GRAY, A MARRIED WOMAN, (hereinafter referred to as Grantors), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto NICOLE BRASHER and CARL BRASHER, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS IS NOT THE HOMESTEAD OF ANY OF THE GRANTORS OR THEIR SPOUSES.

SUBJECT TO:

1. Taxes for the year 2012 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Less and except any portion of subject property lying within a road right of way
5. Less and except any portion of subject property lying within a railroad right of way
6. The rights of upstream and downstream riparian owners and respect to any body of water which may lie adjacent to and/or traversing through subject property

TO HAVE AND TO HOLD to the said Grantees, 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 for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and their heirs,

Page 2 of Warranty Deed

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, said Grantors have hereunto set their hand and seal this the 19th day of March, 2012.

Jane Guy Weldon
JANE GUY WELDON
Henrietta Guy Terry
HENRIETTA GUY TERRY

Roy E. Guy
ROY E. GUY
Sheila Guy Gray
SHEILA GUY GRAY

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JANE GUY WELDON, A MARRIED WOMAN, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March, 2012.

[Signature]
NOTARY PUBLIC

My Commission Expires: 2/4/16

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ROY E. GUY, A MARRIED MAN, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March, 2012.

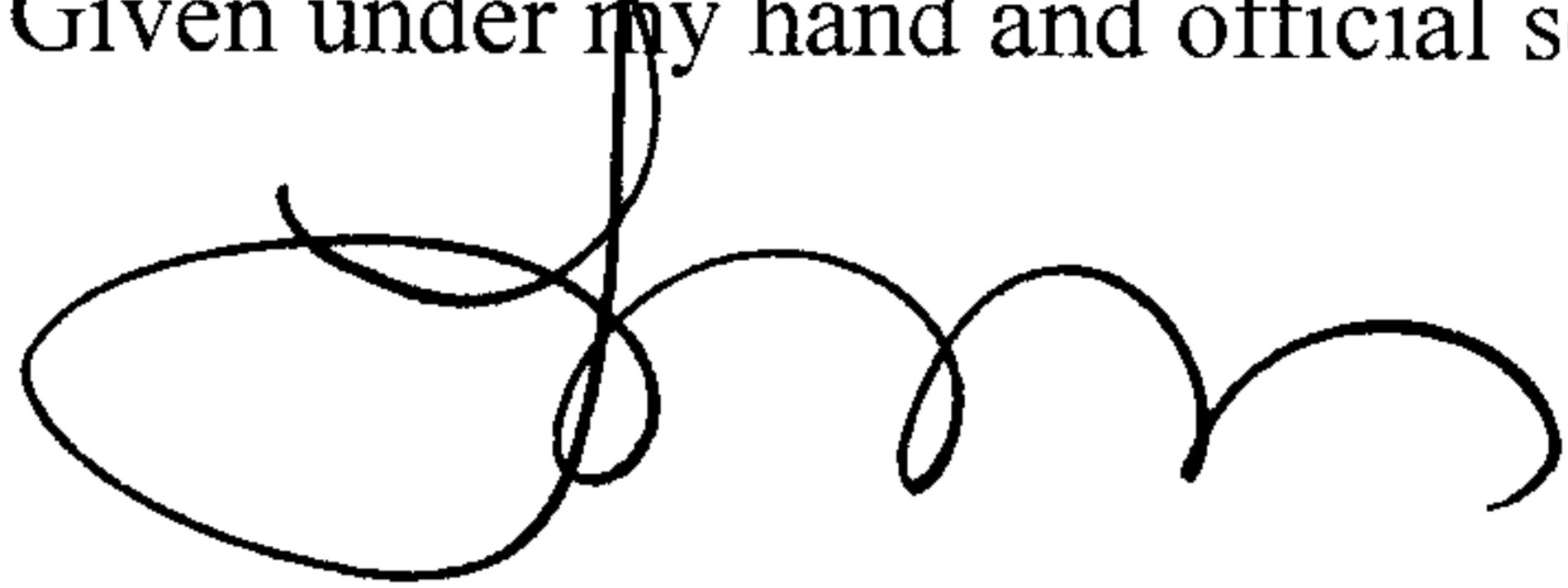
[Signature]
NOTARY PUBLIC

My Commission Expires: 2/4/16

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that HENRIETTA GUY TERRY, A WIDOWER, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March, 2012.



NOTARY PUBLIC

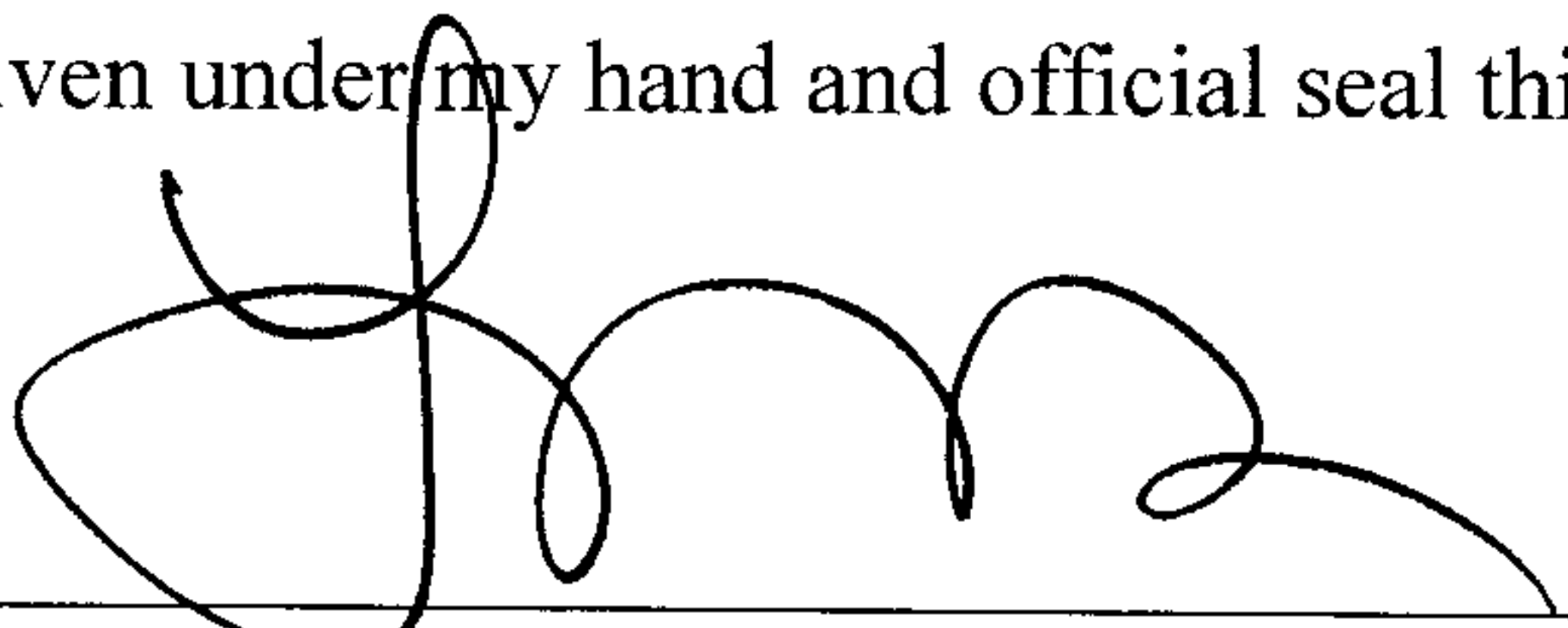
My Commission Expires:

2/4/16

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that SHEILA GUY GRAY, A MARRIED WOMAN, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March, 2012.



NOTARY PUBLIC

My Commission Expires:

2/4/16

20120411000124930 4/4 \$43.00
Shelby Cnty Judge of Probate, AL
04/11/2012 02:53:30 PM FILED/CERT

EXHIBIT "A" - LEGAL DESCRIPTION

A parcel of land situated in the NE ¼ of the NW ¼ of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commencing at the northeast corner of NE ¼ of the NW¼ of Section 24 Township 18 South Range 1 East thence run South along the east line of said 1/4 section for 484.26 feet thence turn right 69°42' and run 91.21 feet to the southwesterly right-of-way line of the Central of Georgia Railroad, said right-of-way lying 50-feet distant from the centerline of tracks, and the POINT OF BEGINNING; thence run S69°42'00" W for 1,026.96 feet to a 2 inch dia. open iron pipe found on the easterly right-of way line of Alabama Highway 25 said right-of-way lying 40-feet distant from the highway centerline thence run S 32°46'32" E to the chord of a curve to the left, said curve having a radius of 532.96 feet and an arc length of 209.55 feet (210 feet deed), and run a chord length of 208.21 feet to a 2-inch dia. open iron pipe found; thence, leaving said highway, run N69° 36' 22" E for 998.60 feet more or less to the intersection with the east 1/4 section line thence run along said east line N 0° 00'00" E for 93.50 feet to the intersection with the southwesterly right of way line of the Central of Georgia Railroad; thence run along said right-of-way N43°35'21" W for 124.74 feet to the POINT OF BEGINNING.

NOTE: The above described property is one and the same as property conveyed in Deed Book 264, Page 550, recorded in the Probate Office of Shelby County, Alabama.