


THIS INSTRUMENT PREPARED BY:
Guy C. McCombs, III
2301 Moody Parkway, Ste. 4
Moody, AL 35004

SEND TAX NOTICE TO:

This instrument was prepared without benefit of a Title Insurance Commitment or without request for other title examination. The legal description was furnished by the Grantor. Preparer makes no warranties regarding correctness of legal description.

WARRANTY DEED
With Right of Survivorship


20160621000214000 1/2 \$98.50
Shelby Cnty Judge of Probate, AL
06/21/2016 09:21:42 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of eighty thousand one hundred ninety dollars and no cents (\$80,190.00), and other valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein as the sole heirs of the Estate of Marjorie Brasher, the receipt and adequacy whereof is acknowledged, we,

Gail K. Dutton a married woman, whose mailing address is 8171 Phillips Dr., Leeds, AL 35094,
Judith E. Seals a married woman, whose mailing address is 2344 Briarcliff Dr., Leeds, AL 35094, and
James R. Brasher, a married man, whose mailing address is 52922 Highway 25, Vandiver, AL 35176,
(herein referred to as Grantors)

do hereby grant, bargain, sell and convey unto

Gail K. Dutton a married woman, whose mailing address is 8171 Phillips Dr., Leeds, AL 35094,
Judith E. Seals a married woman, whose mailing address is 2344 Briarcliff Dr., Leeds, AL 35094, and
James R. Brasher, a married man, whose mailing address is 52922 Highway 25, Vandiver, AL 35176,
(herein referred to as Grantees)

the following described real estate at 52922 Highway 25, Vandiver, AL 35176, situated in ^{Shelby}~~St. Clair~~ County, Alabama, to-wit:

Commence at the Northeast corner of the Northwest one-fourth of the Northwest one-fourth of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama; thence proceed North 89° 46' 04" West along the North boundary of said quarter-quarter section for a distance of 196.48 feet to a 6" x 6" concrete monument being the Northeast corner of Lot No. 26 of Map of Vandiver as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 3 at Page 45, said point being the point of beginning. From this beginning point proceed South 39° 50' 54" West along the Easterly boundary of said Lot No. 26 for a distance of 336.43 feet to a ½" rebar in place; thence proceed North 50° 10' 00" West along the boundary of said Lot No. 26 for a distance of 54.37 feet (set ½" rebar); thence proceed South 63° 41' 26" West along an agreed boundary line for a distance of 202.33 feet to a point on the Easterly right-of-way of Alabama Highway No. 25; thence proceed North 03° 11' 10" West along the Easterly right-of-way of said highway for a distance of 305.39 feet (set ½" rebar); thence proceed North 88° 58' 01" East along the North boundaries of Lot No. 25 and Lot No. 26 of said subdivision and along the North boundary of Section 14 for a distance of 455.74 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northwest one-fourth of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama and contains 2.01 acres, and also being Lot No. 26 and part of Lots No. 25 and Lot No. 5 of the Map of Vandiver as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 3 at Page 45.

TO HAVE AND TO HOLD to the said GRANTEES in fee simple, and to their heirs and assigns forever, together with every contingent remainder and right of 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals this ^{22nd}~~22nd~~^{23rd} day of March, 2016.

Shelby County, AL 06/21/2016
State of Alabama
Deed Tax: \$80.50

STATE OF ALABAMA)
ST. CLAIR COUNTY)

20160621000214000 2/2 \$98.50
Shelby Cnty Judge of Probate, AL
06/21/2016 09:21:42 AM FILED/CERT

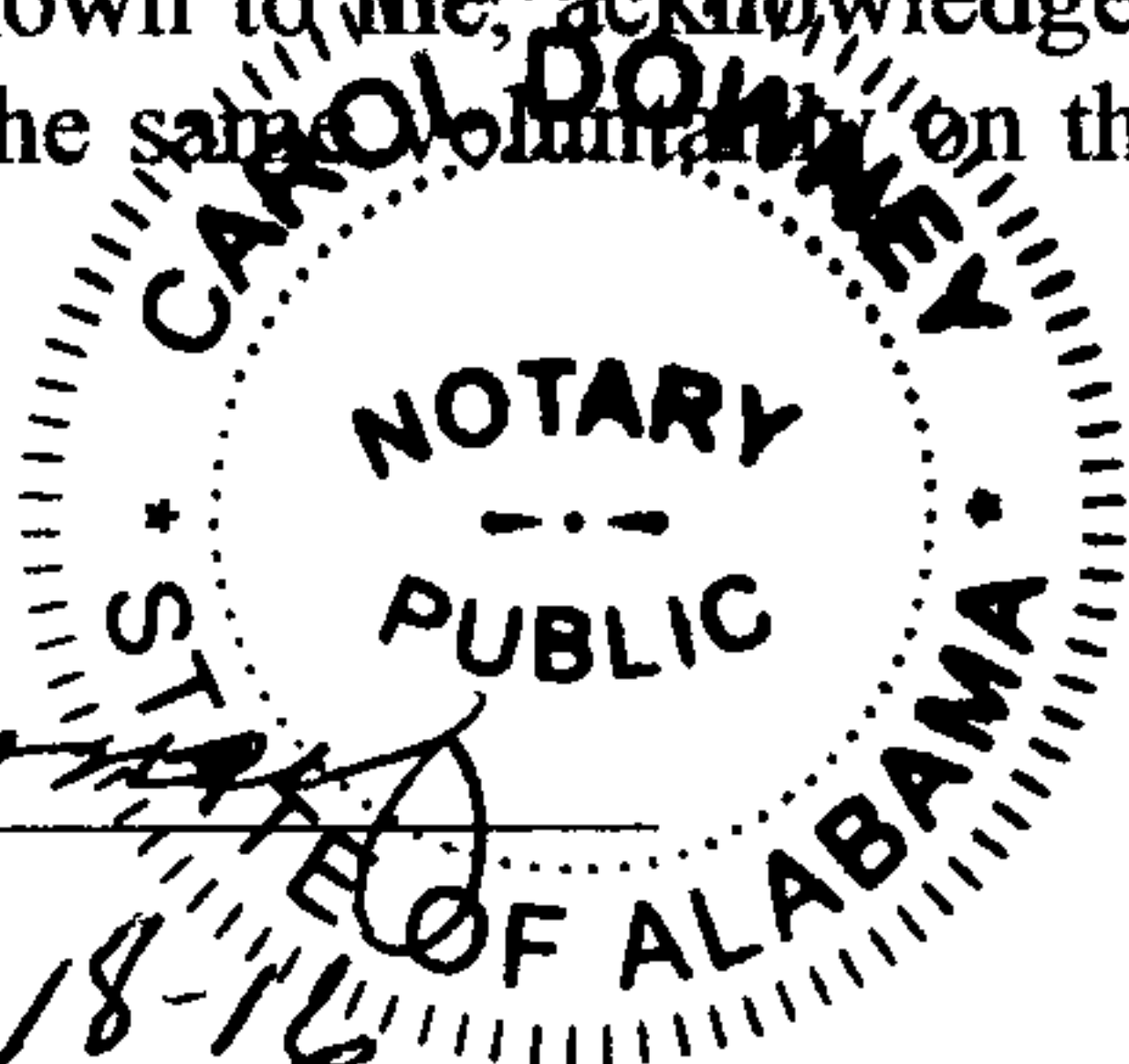
Gail K. Dutton
Gail K. Dutton, Grantor

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Gail K. Dutton** a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of March, 2016.

Carol Downing
NOTARY PUBLIC
My Commission Expires 7-18-16



STATE OF ALABAMA)
ST. CLAIR COUNTY)

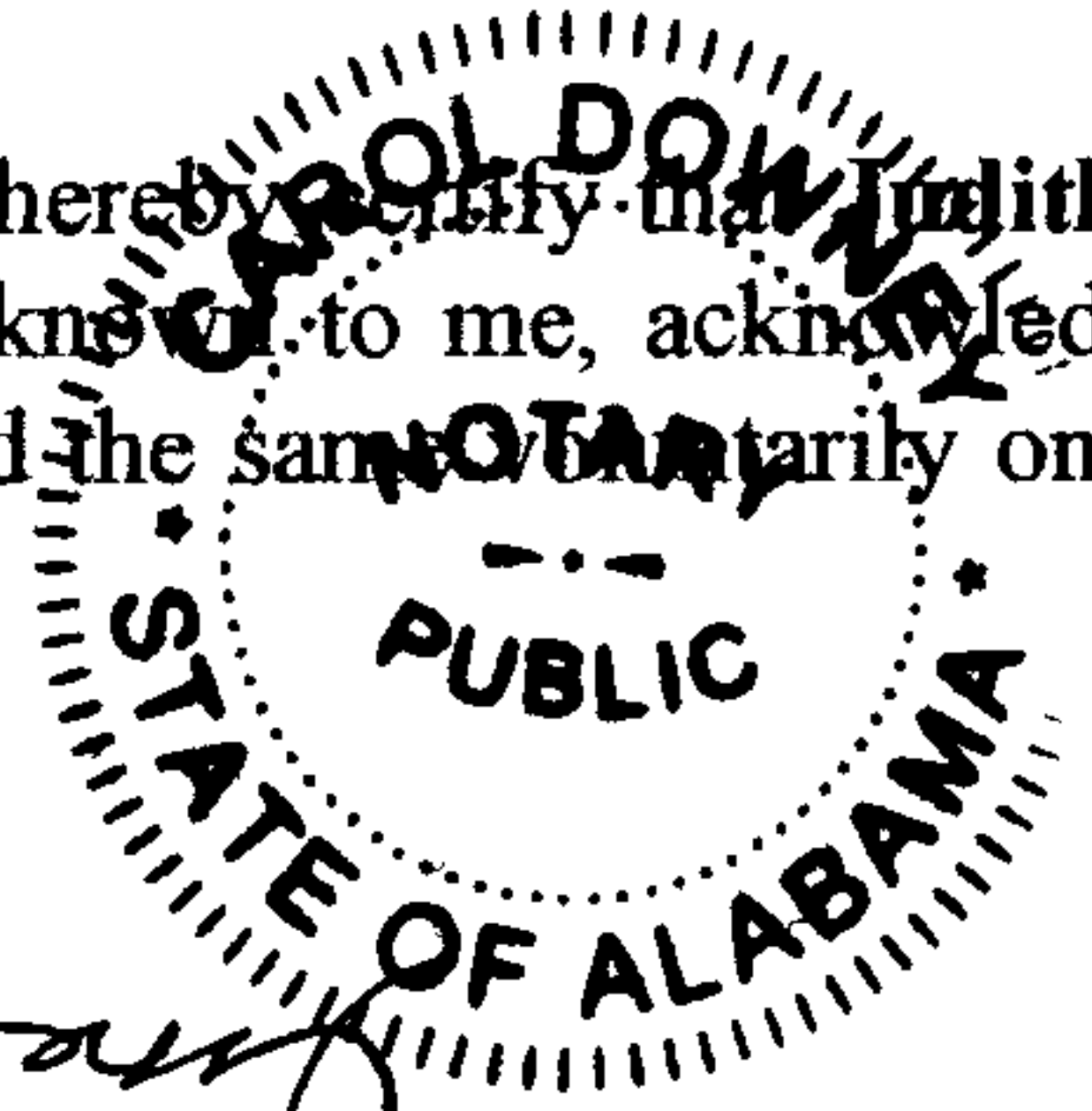
Judith E. Seals
Judith E. Seals, Grantor

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Judith E. Seals** a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of March, 2016.

Carol Downing
NOTARY PUBLIC
My Commission Expires 7-18-16



STATE OF ALABAMA)
ST. CLAIR COUNTY)

James R. Brasher
James R. Brasher, Grantor

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James R. Brasher**, a married man, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of March, 2016.

Carol Downing
NOTARY PUBLIC
My Commission Expires 7-18-16

