This instrument was prepared by: Rodney S. Parker, Attorney at Law 300 Vestavia Parkway, Suite 2300 Birmingham, AL 35216 File # 2016-07-5376 Send tax notice to:
Josh Brasher and Britney Brasher
7658 HWY 39
Chelsea, AL 35043
(Grantees' Mailing Address and
Property Address)

	WARRANTY DEED, JOINT	LY WITH RIGHT OF SURVIVORSHIP
TATE OF ALABAMA	)	
ELBY COUNTY	)	
HELBY COUNTY	)	KNOW ALL MEN BY THESE PRESE

That in consideration of Fifty thousand Dollars (\$50,000.00) and other good and valuable consideration, in hand paid to the undersigned Grantor(s) by the Grantee(s) herein, the receipt and sufficiency of which are hereby acknowledged, we, Nina J. McCord and spouse, Kenneth McCord, Joseph McCord, a single man, and Britney M. Brasher, a married woman, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto Lawrence Joshua Brasher and Britney M. Brasher, (hereinafter referred to as "Grantees"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1B, according to the Survey of a Resubdivision of Lot 1 of Poplar Cove Subdivision, as recorded in Map Book 48, page 21, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$ 50,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Britney M. Brasher is one and the same as Britney McCord as set out in that certain deed recorded as Inst. #1998-28265, in the Probate Office of Shelby County, Alabama.

The above described property does not constitute the homestead of the above named grantors, nor that of their spouse(s).

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens, and other rights, if any, of record and not of record. No further subdivision of lot shown herein shall be allowed.

TO HAVE AND TO HOLD Unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with 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 noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hand and seal, this \( \frac{\sqrt{1}}{2} \) day of August, 2017.

(Seal)

Nina J. McCord

Kenneth McCord

Britney M. Brasher

(Seal)

(Seal)

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Nina J. McCord, Kenneth McCord, Joseph McCord and Britney M. 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 said conveyance, they executed the same voluntarily, on the day the same bears date.

of August, 2017

Given under my hand and official and

Notary Public

My Commission Expires:

Grantor's mailing address: 7080 Hwy 39

Chelsea, AL 35043

20170809000287140 1/1 \$18 00 Shelby Cnty Judge of Probate: AL

08/09/2017 10:08:11 AM FILED/CERT