

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
(205)443-9027

Send Tax Notice To:  
Jeffery Bengé and Ashley S. Bengé  
2301 Kristen Cir  
Pelham, AL 35124

20180402000107460  
04/02/2018 09:41:05 AM  
DEEDS 1/2

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF SHELBY )

That, in consideration of \$284,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, William R. Brashier and Lisa S. Brashier, a married couple (the "Grantor", whether one or more), whose mailing address is 11618 Arbor Oaks Rd, Northport, AL 35475, do hereby grant, bargain, sell, and convey unto Jeffery Bengé and Ashley S. Bengé (the "Grantees"), whose mailing address is 2301 Kristen Cir, Pelham, AL 35124, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 2301 Kristen Cir, Pelham, AL 35124; to-wit:

Commence at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the North line of said quarter-quarter section a distance of 173.30 feet to a point; thence turn a deflection angle of 64 degrees 15 minutes left and run a distance of 210.50 feet to a point; thence turn a deflection angle of 8 degrees 26 minutes right and run a distance of 232.0 feet to a point; thence turn a deflection angle of 92 degrees 00 minutes left and run a distance of 100.0 feet to the point of beginning of the property being described; thence turn a deflection angle of 43 degrees 32 minutes 40 seconds left and run a distance of 141.39 feet to a point on the West margin of Aaron Road; thence turn a deflection angle of 95 degrees 52 minutes 43 seconds right to chord and run Southerly along the West margin of said Aaron Road a chord distance of 138.40 feet to a point at the intersection of Aaron Road and Kristen Circle; thence turn a deflection angle of 72 degrees 01 minutes 26 seconds right from chord to chord and run Southwesterly a chord distance of 141.19 feet to a point on the Northerly margin of Kristen Circle; thence turn a deflection angle of 55 degrees 38 01 minutes 46 seconds to the right and run a distance of 211.62 feet to a point; thence turn a deflection angle of 91degrees 59 minutes 00 seconds to the right and run a distance of 128.55 feet to a point; thence turn a deflection angle of 88 degrees 06 minutes 47 seconds right and run a distance of 100.05 feet to the point of beginning.

- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
  - (2) restrictions, reservations, conditions, and easements of record, if any; and
  - (3) any minerals or mineral rights leased, granted, or retained by prior owners.


TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.


And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$269,800.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Deed Effective March 23, 2018

IN WITNESS WHEREOF, William R. Brashier and Lisa S. Brashier, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 23 day of March, 2018.

  
\_\_\_\_\_  
William R. Brashier

  
\_\_\_\_\_  
Lisa S. Brashier

State of Alabama

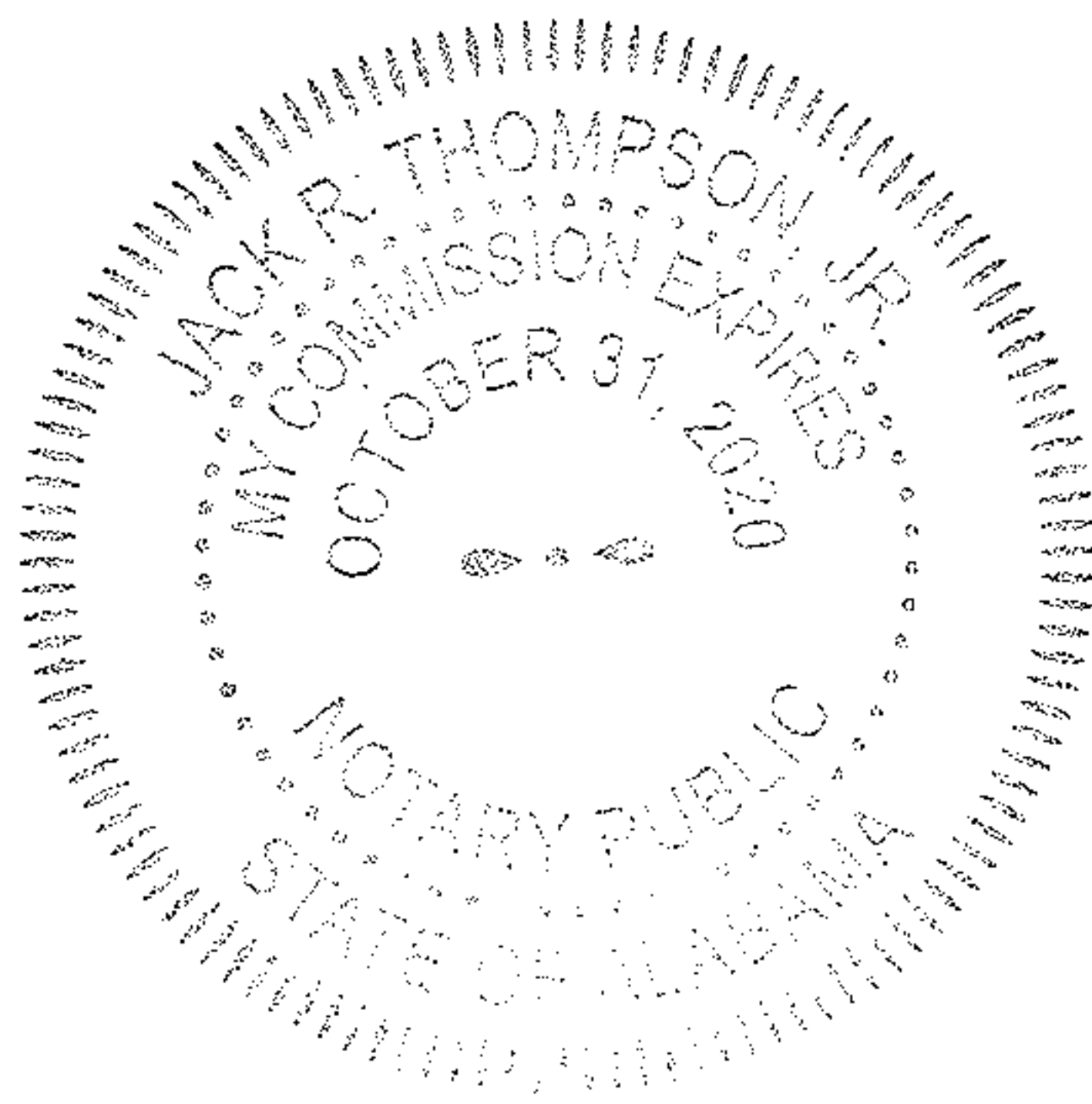
County of Jefferson

I, The undersigned, a notary for said County and in said State, hereby certify that William R. Brashier and Lisa S. Brashier, a married couple , whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 23 of March, 2018.

  
\_\_\_\_\_  
Notary Public

Commission Expires: 10/31/2020



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/02/2018 09:41:05 AM  
\$32.50 CHERRY  
20180402000107460

