

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) P. O. Box 1007, Alabaster, Al.



This Form furnished by:

**Cahaba Title, Inc.**

1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation



19830104000001040 Pg 1/3 .00  
Shelby Cnty Judge of Probate, AL  
01/04/1983 00:00:00 FILED/CERTIFIED

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty-Eight Thousand and no/100th (\$158,000.00) DOLLARS

to the undersigned grantor, B & M Realty, Inc.

a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Brice Brackin and wife,

Linda Brackin

(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

SEE LEGAL DESCRIPTION ATTACHED.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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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 of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Roy L. Martin who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of December 19 82

ATTEST:

B & M REALTY, INC.

By

*Roy L. Martin*

President

Secretary

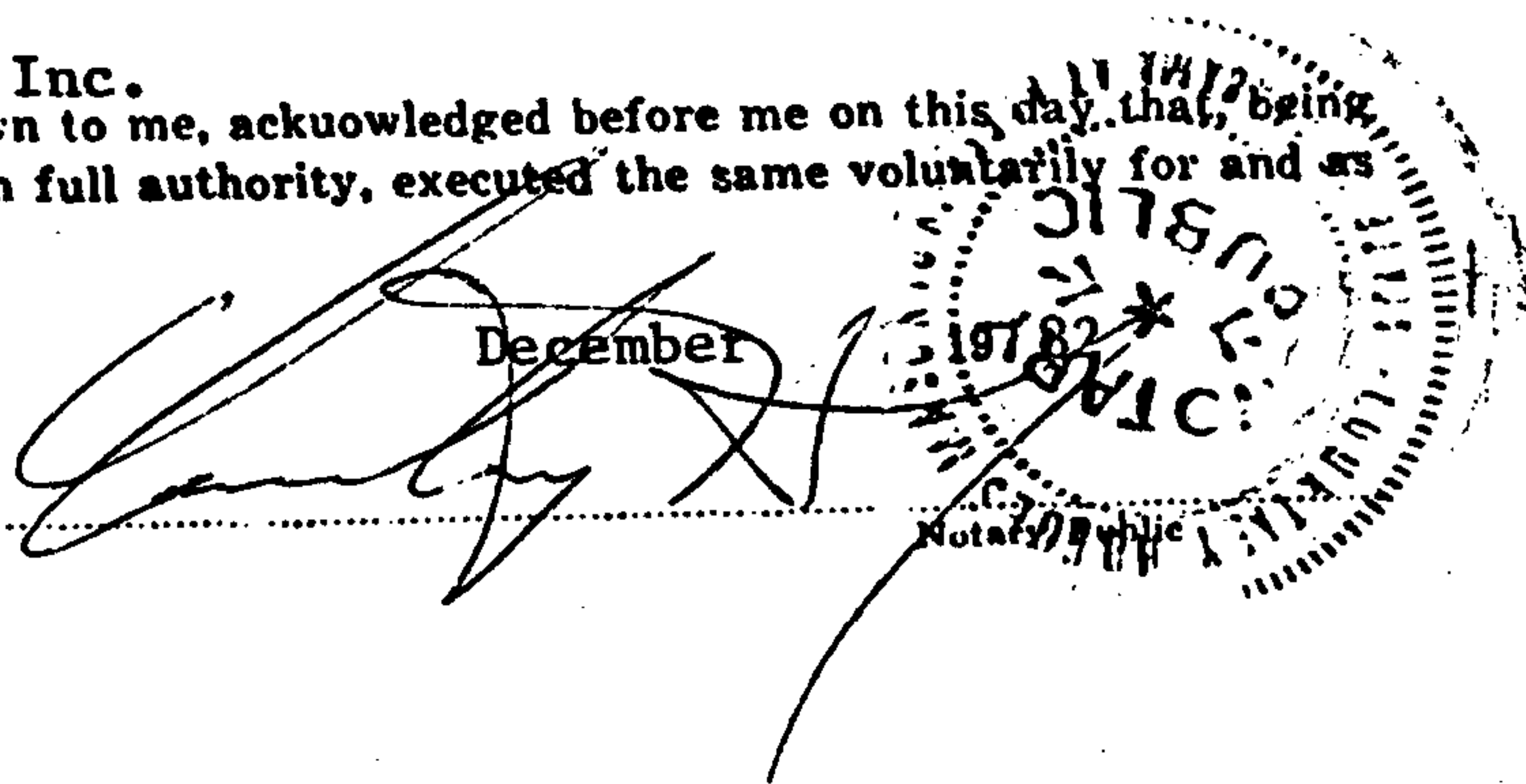
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned  
State, hereby certify that Roy L. Martin  
whose name as President of B & M Realty, Inc.  
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 31st day of

December



PARCEL I

Part of Sections 20 and 29, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the SW 1/4 of SE 1/4, Section 20 and run North along the East line of same 734.12 feet to the point of beginning; thence right 84 deg. 00 min. and run northeasterly 598.78 feet to a point on a curve on the southwesterly right-of-way of U. S. Highway #31 South, said curve having a radius of 11,287.91 feet; Thence right 71 deg. 11 min. 35 sec. to the tangent of said point on curve and run southeasterly and along arc of said curve and right-of-way 417.44 feet to the point of tangent; thence continue southeasterly along tangent of right-of-way 979.22 feet to the point of curve of a curve to the right having a radius of 3,428.12 feet; thence run southeasterly along arc of said curve and right-of-way 360.07 feet to a point on the curve, said point on curve being an intersection with the East line of the NE 1/4 NE 1/4 of Section 29; thence right 22 deg. 46 min. 19 sec. from the tangent of said point of curve and run South along said East line of said 1/4-1/4 Section 645.87 feet to the Southeast corner of same; thence right 92 deg. 04 min. 11 sec. and run West along the South line of said NE 1/4 of NE 1/4 a distance of 1379.73 feet to the Southwest corner of same; thence right 87 deg. 22 min. 47 sec. and run North 333.04 feet; thence left 87 deg. 19 min. 32 sec. and run Westely 1,097.89 feet to a point on the Northeasterly right-of-way of the Louisville & Nashville Railroad; thence right 62 deg. 35 min. 02 sec. and run Northwesterly along said right-of-way 3,558.73 feet to an intersection with an old fence line; thence right 121 deg. 40 min. 38 sec. and run easterly along said fence line 255.16 feet; thence right 4 deg. 40 min. and continue along said fence line 123.02 feet; thence left 2 deg. 43 min. and continue 306.93 feet; thence left 1 deg. 38 min. and continue 347.68 feet; thence left 3 deg. 00 min. and continue along said fence line 159.28 feet to its intersection with the East line of the NE 1/4 of SW 1/4 of Section 20; thence right 85 deg. 21 min. and run South along said 1/4-1/4 line 715.38 feet to the Southeast corner of said 1/4-1/4 Section; thence left 86 deg. 49 min. 42 sec. and run East along the North line of the SW 1/4 of SE 1/4 of Section 20 a distance of 861.14 feet to a point; thence right 42 deg. 57 min. 23 sec. and run Southeasterly 746.51 feet to a point on the West line of the SE 1/4 of SE 1/4 of Section 20; thence right 42 deg. 57 min. 23 sec. and run South along said 1/4-1/4 line 100 feet to the point of beginning; all being in Sections 20 and 29, Township 21 South, Range 2 West, Shelby County, Alabama.

LESS AND EXCEPT the following described parcel sold to Billy Ray Hinds and Jack L. York by Deed Book 330 page 226, being more particularly described as follows:

Commence at the Northwest corner of the SE 1/4 of the SE 1/4 of Section 20, Township 21 South, Range 2 West, and run thence in a southerly direction along the west line of said 1/4-1/4 Section a distance of 610.0 feet; thence 96 deg. 00 min. 00 sec. left in a northeasterly direction a distance of 363.75 feet to the point of beginning; thence continue along last described course a distance of 235.03 feet to a point on the southwest right-of-way line of Highway 31 South, said point also being on a curve to the left, said curve having a radius of 11,287.91 feet and a central angle of 00 deg. 53 min. 18 Sec.; thence 71 deg. 11 min. 35 sec. right to tangent of said curve, thence along arc of said curve in a southeasterly direction along said right-of-way line a distance of 175.0 feet to end of said curve; thence 109 deg. 41 min. 43 sec. left measured from tangent of said curve in a southwesterly direction a distance of 292.73 feet; thence 90 deg. 00 min. 00 sec. right in a northwesterly direction a distance of 165.21 feet to the point of beginning of said exception.

*Rxm*

LESS AND EXCEPT the following described parcel of land located in the NW 1/4 of the NW 1/4 of Section 28 and the NE 1/4 of the NE 1/4 of Section 29, all in Township 21 South, Range 2 West, described as commencing at the Southwest corner of said NE 1/4 of the NE 1/4 of said Section 29; thence in a Northerly direction along the West line of said 1/4-1/4 Section a distance of 27.11 feet; thence 90 deg. right in an easterly direction a distance of 39.99 feet to a fence corner, said point being the point of beginning; thence 02 deg. 14 min. 58 sec. right in an easterly direction along said fence a distance of 1306.79 feet; thence 02 deg. 03 min. 39 sec. right in an Easterly direction along said fence a distance of 235.31 feet to the southwesterly right-of-way line of U. S. Highway #31; thence 109 deg. 24 min. 51 sec. left in a Northwesterly direction along said right-of-way line, a distance of 229.43 feet to the beginning of a curve to the left, said curve having a radius of 3428.12 feet and a central angle of 00 deg. 51 min. 45 sec.; thence along arc of said curve in a Northwesterly direction a distance of 51.60 feet to the end of said curve; thence 71 deg. 48 min. 57 sec. left measured from tangent of said curve in a Westerly direction a distance of 1476.91 feet to a fence; thence 94 deg. 12 min. left in a southerly direction along said fence a distance of 259.56 feet to the point of beginning of said exception.

LESS AND EXCEPT the following described parcel of land, located in the NW 1/4 of the NW 1/4 of Section 28, and in the NE 1/4 of the NE 1/4 of Section 29, all in Township 21 South, Range 2 West, Shelby County, Alabama, described as beginning at the Southwest corner of said NE 1/4 of the NE 1/4 of said Section 29, thence in a Northerly direction along the west line of said 1/4-1/4 Section a distance of 287.72 feet; thence 92 deg. 13 min. 04 sec. right in an Easterly direction a distance of 31.03 feet to a fence; thence 85 deg. 48 min. right in a southerly direction along said fence a distance of 259.56 feet to a fence corner; thence 85 deg. 46 min. 06 sec. left in an Easterly direction along said fence a distance of 1306.79 feet; thence 02 deg. 03 min. 39 sec. right in an Easterly direction along said fence a distance of 235.31 feet to the Southwesterly right-of-way line of U.S Highway #31; thence 70 deg. 35 min. 09 sec. right in a Southeasterly direction along said right-of-way line a distance of 32.01 feet to the South line of the NW 1/4 of the NW 1/4 of said Section 28; thence 107 deg. 43 min. 35 sec. in a Westerly direction along the South line of the NW 1/4 of the NW 1/4 of Section 28 and the South line of the NE 1/4 of the NE 1/4 of Section 29, a distance of 1590.43 feet to the point of beginning of said exception.

PARCEL II:

A part of the NW 1/4 of the NW 1/4 of Section 28, Township 21 South, Range 2 West, being more particularly described as follows: Begin at the Southwest corner of the NW 1/4 of NW 1/4 of said Section 28 and run North along the West line of said Quarter-Quarter Section 645.87 feet to the Southwesterly right-of-way of U. S. Highway 31, being the point of beginning; thence an angle right of 157 deg. 13 min. 41 sec. to the tangent of a curve to the right having a central angle of 7 deg 06 min. 55 sec. and a radius of 3428.12 feet; thence run southeasterly 374.02 feet, more or less, along the arc of said curve to the Northeast corner of Billy E. Beard, Charlotte V. Beard, Larry F. Fowler & Deborah J. Fowler; thence run West along the North line of said Beard and Fowler property to a point where the same intersects the West line of said NW 1/4 of NW 1/4 of said Section 28; thence North along said West line of said NW 1/4 of NW 1/4 to the point of beginning; being situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
DOCUMENT WAS FILED

1983 JAN -3 PM 4:17

*Thomas A. Shivers, Jr.*  
JUDGE OF PROBATE

*RRM*  
Deed TAX 158.00  
Rec 4.50  
Ind 1.00  
163.50

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