

This instrument was prepared by

(Name) DANIEL M. SPITLER  
Attorney at Law  
(Address) 1972 Chandalar Office Park  
Pelham, Alabama 35124



This Form furnished by:

**Cahaba Title, Inc.**

1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

\$, 00. 00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and No/100 (\$1.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

V. H. Bragg and wife, Thelma Bragg

(herein referred to as grantors) do grant, bargain, sell and convey unto

Timothy E. Bragg and Virginia Ann Bragg

(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 Exhibit "A" attached hereto for legal description and exceptions.

BOOK 350 PAGE 184

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, 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, we have hereunto set our hand(s) and seal(s), this 14th day of June, 1983

WITNESS:

(Seal)

V. H. Bragg  
V. H. BRAGG

(Seal)

(Seal)

THELMA BRAGG

(Seal)

(Seal)

Thelma Bragg

(Seal)

STATE OF ALABAMA  
SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that V. H. Bragg and wife, Thelma Bragg 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of June, A. D., 1983

Form ALA-31

Daniel M. [redacted] er

RE 1 Box 178-C

Randolph, AL 36142

[Signature of Notary Public]

ary Public.

A parcel of land containing 1.42 acres, more or less, located in the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 35 and the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 36, all in Township 24 North, Range 15 East, Shelby County, Alabama, described as follows:

Commence at the NE corner of said Section 35;

Thence run West along the North Section line a distance of 135.85 feet;

Thence turn left 90° 00' 00" a distance of 886.66 feet to the point of beginning;

Thence turn right 10° 05' 57" a distance of 182.47 feet;

Thence turn left 112° 34' 55" a distance of 79.11 feet;

Thence turn right 97° 17' 00" a distance of 210.65 feet to the edge of Lay Lake;

Thence run along said Lake the following angles and distances;

Thence turn left 76° 31' 25" a distance of 28.92 feet;

Thence turn left 33° 09' 52" a distance of 28.91 feet;

Thence turn left 28° 47' 46" a distance of 62.89 feet;

Thence turn left 18° 16' 54" a distance of 58.85 feet;

Thence turn left 36° 03' 54" a distance of 63.94 feet;

Thence turn right 13° 17' 28" a distance of 20.65 feet;

Thence turn right 97° 44' 41" a distance of 38.36 feet;

Thence turn left 35° 45' 13" a distance of 48.84 feet;

Thence turn left 41° 52' 50" a distance of 51.75 feet;

Thence turn left 28° 34' 06" a distance of 46.48 feet;

Thence turn left 18° 03' 46" a distance of 39.57 feet;

Thence turn left 42° 20' 14" a distance of 66.12 feet;

Thence turn right 42° 28' 03" a distance of 7.74 feet;

Thence turn left 59° 47' 49" leaving the Lake a distance of 147.69 feet to the point of beginning.

There exist a 15 foot non-exclusive easement for the purpose of ingress, egress and utilities along the Northwesterly line of the above described property, (said line being 182.47 feet).

LESS AND EXCEPT that part of the above described property lying below that certain datum plane of 397 feet above mean sea level.

#### C. SPECIAL EXCEPTIONS:

1. Taxes for the year 1983 are a lien, but not due and payable until October 1, 1983. Parcel ID: 58-33-7-36-0-001-006 and 58-33-7-35-0-001-001. Taxes for 1982 were paid in the amount of \$1.20 and \$3.85, respectively.
2. Right-of-Way granted to South Central Bell by instrument recorded in Deed Book 344 Page 700 in Probate Office.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 341 Page 758 in Probate Office.
4. Restriction, covenants, condition and rights imposed on subject property by V. H. Bragg and Thelma Bragg.
5. Rights acquired by Alabama Power Company as shown by instrument recorded in Deed Book 242 Page 369.
6. Subject to rights of others to use easements for ingress and egress.
7. Transmission Line Permits granted to Alabama Power Company.
8. Subject to reservation rights, terms, conditions, and easements set out in deed from Alabama Power Company as recorded in Deed Book 333 Page 606.
9. Restriction as to the use of the land lying between 397 and 399 feet above the mean sea level as contained in deed recorded in Deed Book 242 Page 369.

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

1983 SEP 23 PM 1:15

*Thomas A. Henderson, Jr.*  
CLERK OF PROBATE

Deed TAX \$5.00

Rec 3.00

Ind 1.00

9.00