

This Instrument Was Prepared By:
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Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of ONE AND NO/100 DOLLARS (\$1.00) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I or we,

TIMOTHY E. BRAGG AND WIFE, VIRGINIA ANN BRAGG

(herein referred to as GRANTORS, whether one or more). grant. barga/n. sell and convey unto

V. H. BRAGG AND WIFE, THELMA BRAGG

(herein referred to as GRANTEEES) 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:

A parcel of land containing 0.46 acres, more or less, located in the Northeast Quarter of the Northeast Quarter of Section 35 and the Northwest Quarter of the Northwest Quarter of Section 36, all in Township 24 North, Range 15 East, Shelby County, Alabama as described as follows:

Commence at the Northeast corner of said Section 35; Thence run West along North Section line a distance of 135.85 feet; Thence turn left 90 degrees 00 minutes 00 seconds a distance of 886.66 feet; Thence turn right 10 degrees 05 minutes 57 seconds a distance of 182.47 feet; Thence turn left 112 degrees 34 minutes 55 seconds a distance of 79.11 feet, to the point of beginning; Thence turn right 97 degrees 17 minutes 00 seconds 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 degrees 31 minutes 25 seconds a distance of 28.92 feet; Thence turn left 33 degrees 09 minutes 52 seconds a distance of 28.91 feet; Thence turn left 28 degrees 47 minutes 46 seconds a distance of 62.89 feet; Thence turn left 18 degrees 16 minutes 54 seconds a distance of 58.85 feet; Thence turn left 36 degrees 03 minutes 54 seconds a distance of 63.94 feet; Thence turn right 13 degrees 17 minutes 28 seconds a distance of 20.65 feet; Thence turn left 77 degrees 59 minutes 22 seconds leaving the Lake a distance of 108.78 feet to the point of beginning. Less and except that part of the above described property lying below that certain datum plane of 397 feet above mean sea level.

SUBJECT TO:

Right-of-Way granted to South Central Bell by instrument recorded in Deed Book 344 Page 700 in Probate Office of Shelby County, Alabama. 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 of Shelby County, Alabama.

Restrictions, covenants, condition and rights imposed on subject property by V. H. Bragg and Thelma Bragg.

Rights acquired by Alabama Power Company as shown by instrument recorded in Deed Book 242 Page 369 in Probate Office of Shelby County, Alabama. Subject to rights of others to use easements for ingress and egress.

Transmission Line Permits granted to Alabama Power Company. Subject to reservation rights, terms, conditions, and easements set out in deed from Alabama Power Company as recorded in Deed Book 333 Page 606 in Probate Office of Shelby County, Alabama.

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 in Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEEES 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 we do, for ourselves and for our heirs, executors and administrators, covenant with said GRANTEEES, their heirs and assigns, that we are lawfully vested in fee

BOOK 039 PAGE 627

RE 1, Box 592

simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of August, 1985.

Timothy E. Bragg (Seal)
Timothy E. Bragg

Virginia Ann Bragg (Seal)
Virginia Ann Bragg

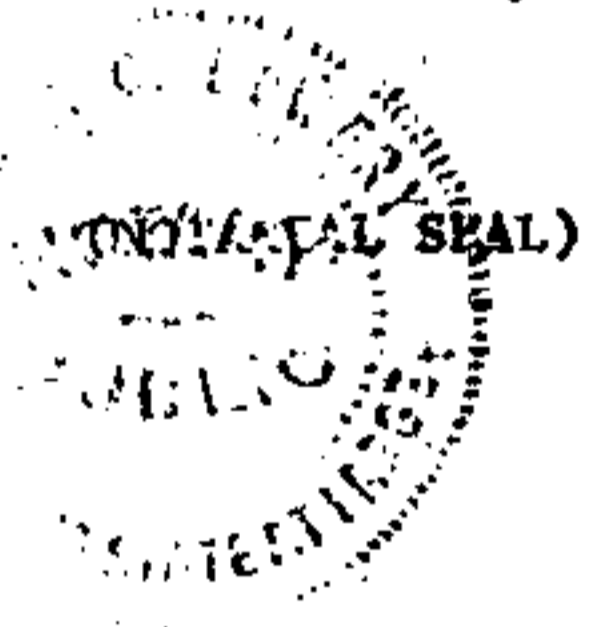
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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy E. Bragg and wife, Virginia Ann 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 20 day of August, 1985.

Paula J. [Signature]
Notary Public
My Commission Expires October 3, 1987



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

1985 AUG 30 AM 10:54

[Signature]
JUDGE OF THE COURT

RECORDING FEES

Mortgage Tax	\$ _____
Deed Tax	_____ .50
Mineral Tax	_____
Recording Fee	_____ 5.00
Index Fee	_____ 1.00
TOTAL	\$ 6.50