

This instrument was prepared by

(Name) James F. Burford, III  
 Suite 200, 100 Vestavia Office Park  
 (Address) Birmingham, AL 35216

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

(Name) Glen L. Brawley  
4605 Sylvanwood Ln.  
 (Address) B'ham, AL 35244

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Five Thousand and 00/100 (\$105,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
ROBERT RILEY, married and ROBERT A. ENOCH, married

(herein referred to as grantors) do grant, bargain, sell and convey unto  
GLEN L. BRAWLEY and EUGENIA M. BRAWLEY

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

See Exhibit "A" being a two (2) page document attached hereto and incorporated by reference herein for legal description.

Subject to easements, restrictions, covenants, conditions and obligations, all of record. Subject to oil and gas lease appearing in Deed Book 347, Page 419 in the Office of the Judge of Probate of Shelby County, Alabama. All of grantors rights in said lease as they pertain to the property conveyed herein are hereby assigned to the grantees. Mineral and mining rights and all rights incident thereto are hereby quitclaimed to grantees but are not warranted. The property conveyed herein is not the homestead of either of the grantors.

\$80,000.00 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously herewith.

A 25 foot slope construction easement being described as the Easterly most 25 feet of the property conveyed herein is hereby reserved which easement is for the benefit of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  and the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$ , both in Section 22, Township 18 South, Range 1 West.

The portion of the 60' access easement reserved in Exhibit "A" attached hereto shall burden the property conveyed herein and shall benefit and run with the remainder of the property located in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 22, Township 18 South, Range 1 West and shall be binding on the grantees herein, their heirs, successors and assigns. Such easement shall expire upon the dedication to and acceptance by Shelby County, Alabama of the road constructed along said easement for public road purposes.

Subject to "Imposition of Maintenance Obligation" bearing even date herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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 and assigns of the grantees herein shall take as tenants in common.

And ~~X~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 18thday of April, 19 86.

WITNESS:

\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, James F. Burford, III, a Notary Public in and for said County, in said State, hereby certify that Robert Riley, married and Robert A. Enoch, married whose name S are signed to the foregoing conveyance, and who are known to me, and acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

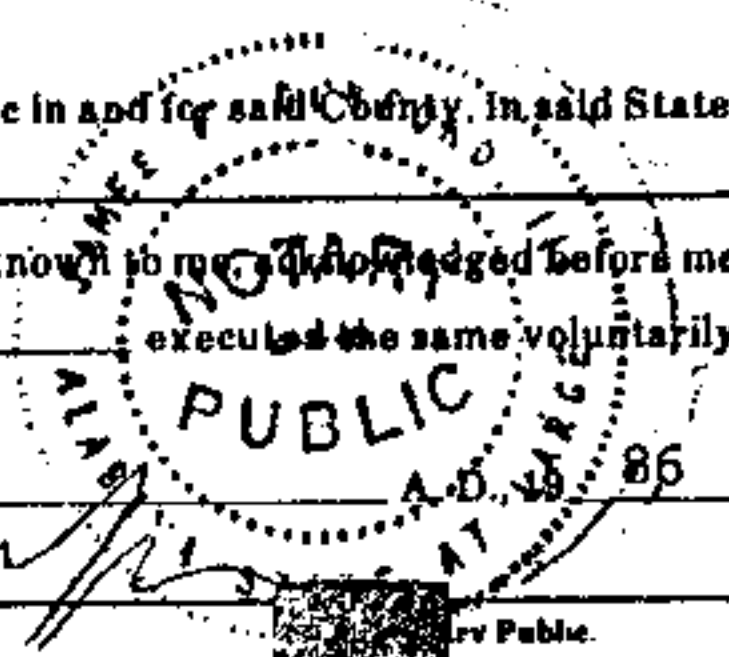
Given under my hand and official seal this 18th day of April

EXHIBIT 'A' PAGE 1  
RILEY + KNOCH TO BRAWLEY

SADDLE CREEK  
#86-096  
NE/SE 22  
4/16/86

STATE OF ALABAMA  
SHELBY COUNTY

PARCEL 5A

A parcel of land situated in the Northeast quarter of the Southeast quarter of Section 22, Township 18 South, Range 1 West, Huntsville Meridian, being more particularly described as follows:

Commence at the NW corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 22, Township 18 South, Range 1 West; thence N  $87^{\circ}27'45''$  E, along and with the North line of said  $\frac{1}{4}$  section, 680.00 feet to an iron pin set; thence S  $1^{\circ}59'30''$  E, parallel to West line of said  $\frac{1}{4}$  section, 689.00 feet to an iron pin set; thence S  $87^{\circ}24'53''$  W, 250.00 feet to an iron pin set, said point being the beginning of a curve to the left, said curve having a central angle of  $12^{\circ}00'00''$ , a radius of 400.00 feet, an arc length of 83.77 feet and a chord of 83.62 feet as measured along a bearing of S  $81^{\circ}24'53''$  W; thence along said arc, 83.77 feet to an iron pin set, and the point of tangency; thence S  $75^{\circ}24'53''$  W, 126.50 feet to an iron pin set, said point being the beginning of a curve to the right, said curve having a central angle of  $12^{\circ}00'00''$ , a radius of 400.00 feet, an arc length of 83.77 feet and a chord of 83.62 feet as measured along a bearing of S  $81^{\circ}24'53''$  W; thence along said arc, 83.77 feet to an iron pin set and the point of tangency; thence S  $87^{\circ}24'53''$  W, 140.40 feet to iron pin set on the West line of said  $\frac{1}{4}$  section; thence N  $1^{\circ}59'30''$  W, along the West line of said  $\frac{1}{4}$  section, 733.35 feet to the POINT OF BEGINNING.

Said parcel containing 11.0 acres more or less.

Subject to the following portion of a 60' access easement.

Commence at a point on the West line of said  $\frac{1}{4}$  section, 30.00 feet North of the Southwest corner of parcel 5A (described above) thence N  $87^{\circ}24'53''$  E, 140.09 feet to the beginning of a curve to the left; said curve having a central angle of  $12^{\circ}00'00''$ , a radius of 370.00 feet, an arc length of 77.49 feet and a chord of 77.35 feet as measured along a bearing of N  $81^{\circ}24'53''$  E; thence along said arc, 77.49 feet to the point of tangency; thence N  $75^{\circ}24'53''$  E, 126.50 feet to the beginning of a curve to the right, said curve having a central angle of  $12^{\circ}00'00''$ , a

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RILEY + LWOCH TO BRAWLEY

radius of 430.00 feet, an arc length of 90.06 feet, and a chord of 89.89 feet as measured along a bearing of N 81°24'53" E; thence along said arc, 90.06 feet to the point of tangency; thence N 87°24'53" E, 192.33 feet to the beginning of a curve to the right (all previous courses, 30' north of and parallel to south line of parcel 5A). Said curve having a central angle of 63°06'26", a radius of 65.00 feet, an arc length of 71.59 feet and a chord of 68.03 feet as measured along a bearing of N 56°27'17" E; thence along said arc, 71.59 feet to a point on the East boundary of parcel 5A; thence S 1°59'30" E, 15.00 feet to the Southeast corner of Parcel 5A; thence S 87°24'53" W, 250.00 feet to an iron pin set, said point being the beginning of a curve to the left, said curve having a central angle of 12°00'00", a radius of 400.00 feet, an arc length of 83.77 feet and a chord of 83.62 feet as measured along a bearing of S 81°24'53" W; thence along said arc, 83.77 feet to an iron pin set, and the point of tangency; thence S 75°24'53" W, 126.50 feet to an iron pin set, said point being the beginning of a curve to the right, said curve having a central angle of 12°00'00", a radius of 400.00 feet, an arc length of 83.77 feet and a chord of 83.62 feet as measured along a bearing of S 81°24'53" W; thence along said arc, 83.77 feet to an iron pin set and the point of tangency; thence S 87°24'53" W, 140.40 feet to iron pin set on the West line of said 1/4 section; thence N 1°59'30" W, along the West line of said 1/4 section, 30.00 feet to the POINT OF BEGINNING.

Said easement containing 0.50 ± acres.

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

1986 APR 22 AM 10:53

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

1. Deed Tax	\$ <u>25.00</u>
2. Mtg. Tax	<u>      </u>
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>33.50</u>

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