

Send tax notice to:
Frank A. Moultrie
3200 Cahaba Valley Road
Pelham, Alabama 35124

This instrument prepared by:
Charles A. J. Beavers, Jr.
Bradley, Arant, Rose & White
1400 Park Place Tower
Birmingham, Alabama 35203

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-Five Thousand and No/100 Dollars (\$95,000.00) in hand paid to Morris R. Brasher and wife, Boyd Brasher (hereinafter referred to as "Grantors") by Frank A. Moultrie (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto the Grantee the real estate situated in Shelby County, Alabama, more particularly described on Exhibit A attached hereto, subject to the following:

1. Current ad valorem taxes.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 101, page 529, and Deed Book 186, page 176, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Right-of-way to Shelby County as recorded in Deed Book 135, page 18, in said Probate Office.
4. Agreement regarding joint use of well and pump as recorded in Deed Book 229, page 62, in said Probate Office.

All of the purchase price was paid from a mortgage loan closed simultaneously herewith.

Morris R. Brasher is one and the same person as Morris Brashier and Boyd Brasher is one and the same person as Boyd Brashier, Morris Brashier and Boyd Brashier being the grantees in that certain deed recorded in Book 277, page 885, in said Probate Office.

The Grantors hereby reserve unto William E. Dennis and Mary Alice Dennis (the "Dennises"), the present owners of real property lying adjacent to the subject property, the right to continue using the well on the subject property through the presently existing connections to the well for so long as the Dennises, or either one of them, own or occupy said adjoining parcel. The Grantee shall be entitled to terminate such right at any time upon tendering to the Dennises an amount equal to the initial cost of connecting the improvements which presently exist upon the Dennises' property to a public water supply and after allowing the Dennises a reasonable period of time within which to secure the connection. The Grantee shall not be responsible for any monthly or other periodic water charges. This right shall run in favor of the Dennises only, and shall not run with the land.

TO HAVE AND TO HOLD to the Grantee, his heirs and assigns forever.

And the Grantors do for themselves, their heirs and assigns, covenant with the Grantee, his heirs, executors, and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, and assigns shall, warrant and defend the same to the Grantee, his heirs, executors, and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 2nd day of August, 1991.

Morris R. Brasher
Morris R. Brasher

Boyd Brasher
Boyd Brasher

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STATE OF ALABAMA
JEFFERSON COUNTY

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I, the undersigned, a notary public in and for said county in said state, hereby certify that Morris R. Brasher and wife, Boyd Brasher, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of August, 1991.


Notary Public

[NOTARIAL SEAL]

My commission expires 5/21/95

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EXHIBIT "A"

State of Alabama
Shelby County

Commence at the Northeast corner of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama;
Thence run south along the east section line 975.61 feet, more or less, to a point on the south right-of-way of Cahaba Valley Road,
Thence turn right 69 deg. 51 min. and run southwest along said right-of-way 554.0 feet to the point of beginning;
Thence continue last course 132.22 feet,
Thence turn left 86 deg. 08 min. and run southeast 479.54 feet to a point on the north side of Bishop Creek,
Thence turn left 124 deg. 28 min. 39 sec. and run northeast 174.61 feet along the north side of said creek,
Thence turn left 57 deg. 17 min. 21 sec. and run northwest 389.8 feet to the point of beginning. ALSO all of the land between the south line of the above described parcel and the center of Bishop Creek. Containing 1.4 acres and located in the East-Half of the N.E. 1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama.

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STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 AUG -8 AM 8:27

JUDGE OF PROBATE

1. Bond Tax	<u> </u>	<i>No tax paid</i>
2. Mfg. Tax	<u> </u>	
3. Transfer Tax	<u>70.00</u>	
4. Recording Fee	<u>5.00</u>	
5. Notary Fee	<u>1.00</u>	
6. Other Fees	<u>1.00</u>	
Total	<u>77.00</u>	