

This instrument was prepared by:
(Name) Thomas W. Stubbs Jr.
(Address) 3485 Helena Road
Helena, AL 35080

Send Tax Notice to:
(Name) Julian H. Braswell
(Address) 9855 SW 90th Avenue
Miami, FL 33176

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

} **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **Five hundred and no/100** and other considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Thomas W. Stubbs Jr., and wife, LaJuana S. Stubbs

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Julian H. Braswell

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the SE $\frac{1}{4}$ -NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ -NE $\frac{1}{4}$ of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama more particularly described as follows:

Commence at the SW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama and run thence N 89°33'26" W 100.04' to a point; Thence run N 01°44'12" W 330.04' to the point of beginning of the property, Tract 3, being described; Thence run N 89°37'17" W 78.07' to a point; Thence run N 00°22'14" E 332.91' to a point; Thence run S 89°37'12" E 823.95' to a point; Thence run S 00°27'44" W 237.35' to a point; Thence run S 89°32'04" E 75.00' to a point; Thence run S 00°27'44" W 93.79' to a point; Thence run N 86°14'06" W 723.08' to a point; Thence run S 01°15'46" E 44.46' to the point of beginning, containing 5.98 acres and marked on the corners with steel pins or pipes.

Also shown as Tract 3 as surveyed by Joseph E. Conn Jr., survey file #340-M-93, May 14, 1993.

Inst # 1993-15138

05/25/1993-15138
04:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 7.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 25th day of May, 19 93

(Seal)

Thomas W. Stubbs Jr. (Seal)
Thomas W. Stubbs Jr.

(Seal)

LaJuana S. Stubbs (Seal)
LaJuana S. Stubbs

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

County

} General Acknowledgment

I, Terry L. Gray a Notary Public in and for said County, in said State, hereby certify that Thomas W. Stubbs Jr., and LaJuana S. Stubbs

whose name(s) 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25th day of May, 19 93

3-30-97

My Commission Expires:

Terry L. Gray
Notary Public