

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, Suite 100, Birmingham, Al. 35216

Send Tax Notice To: Savannah Development, Inc.  
name

address

WARRANTY DEED-

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of... EIGHTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$87,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
ANNIE LOUISE STUBBS BRASWELL, a married woman

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

SAVANNAH DEVELOPMENT, INC.

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

SEE LEGAL ON ATTACHED EXHIBIT "A"

Subject to easements, restrictions, and rights of way of record.  
Subject to 1994 taxes not yet due and payable.

Grantor hereby warrants that the property herein conveyed is not the  
Homestead of Grantor or Grantors spouse.

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SHELBY COUNTY JUDGE OF PROBATE  
002 WCD 98.59

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 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, I have hereunto set my hands(s) and seal(s), this 27th  
day of August, 1993.

(Seal)

(Seal)

(Seal)

ANNIE LOUISE STUBBS BRASWELL (Seal)

(Seal)

(Seal)

STATE OF FLORIDA  
DADE COUNTY

ARTHUR R. FRANKLIN

General Acknowledgment

I, a Notary Public in and for said County, in said State,  
hereby certify that ANNIE LOUISE STUBBS BRASWELL  
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance she executed the same voluntarily  
on the day the name bears date.

Given under my hand and official seal this 27th day of August, A. D., 1993.

Notary Public  
NOTARY PUBLIC STATE OF FLORIDA  
My Commission Exp. Sept. 23, 1994

AUGUST 9, 1993

STATE OF ALABAMA  
SHELBY COUNTY

I, Robert C. Farmer, a registered Land Surveyor in the State of Alabama, do hereby certify this to be a true and correct map or plat of a parcel of land situated in the SW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West and being more particularly described as follows:

Commence at the SE Corner of the SW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West; thence S 89deg-31'-54" E a distance of 32.69'; thence N 0deg-27'-44" E a distance of 974.48'; thence N 89deg-32'-16" W a distance of 90.0' to the POINT OF BEGINNING; thence continue along the last described course, said course also being the north boundary line of Chadwick subdivision Sectors 1 and 2, a distance of 557.54'; thence N 1deg-38'-23" W and along proposed east boundary line of Chadwick Sector 2 a distance of 309.94' to the southerly right-of-way line of Arron Drive; thence S 89deg-24'-52" E and along said right-of-way a distance of 568.91'; thence leaving said right-of-way on a bearing of S 0deg-27'-44" W a distance of 308.46' to the Point of Beginning. Containing 4.0 Acres more or less.


AND ALSO an Ingress and Egress easement being more particularly described as follows:

Commence at the SE Corner of the SW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West; thence S 89deg-31'-54" E a distance of 32.69'; thence N 0deg-27'-44" E a distance of 974.48'; thence N 89deg-32'-16" W a distance of 90.0'; thence N 0deg-27'-44" E a distance of 295.53' to the POINT OF BEGINNING; thence continue along the last described course a distance of 12.93'; thence S 89deg-24'-52" E a distance of 19.99'; thence S 0deg-27'-44" W a distance of 11.32'; thence S 85deg-58'-20" W a distance of 20.05' to the Point of Beginning.

I further certify that the buildings now on said parcels are within bounds of same, that there are no visible encroachments, except as shown, and there are no rights-of-ways, easements or joint driveways over or across said land visible on the surface except as shown; that there are no visible electric or telephone wires (except those which serve the premises) or structures or supports therefore including poles, anchors and guy wires, on or over said premises except as shown, and that all parts of this survey and drawing have been completed with the requirements of the Minimum Standards for the practice of Land Surveying in the State of Alabama, and that I have consulted the Federal Flood Hazard Map for this area and have found that the above described property is not in a special flood hazard area.

R. C. FARMER & ASSOCIATES, INC.  
P. O. Box 306  
Pelham, Alabama 35124  
205-664-2586



  
Robert C. Farmer, P.L.S.  
AL Reg. No. 14720

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