

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Thomas J. Brackin

(Address) 940 Co Rd 800
Calera, AL 38040

This instrument was prepared by
(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-87 Rev. 1-88
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100 -----dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James D. Glass, a single man
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Thomas J. Brackin

(herein referred to as grantee, whether one or more), the following described real estate, situated in

PARCEL I: Shelby County, Alabama, to-wit:
Commence at the Southwest Corner of the NE 1/4 of the NE 1/4 of Section 20, Township 22 South, Range 2 West; thence proceed in a northerly direction along the west boundary of said quarter quarter for 659.74 feet to a point; thence turn an angle of 94 degrees 20 minutes 33 seconds to the right and run 311.95 feet to a point, being the point of beginning of the parcel herein described; thence turn an angle of 85 degrees 25 minutes 24 seconds to the right and run 506.72 feet to a point on an old fence line; thence turn an angle of 90 degrees to the left and run along said old fence for 21.5 feet to a point; thence turn an angle of 90 degrees to the left and run 505.00 feet to a point; thence turn an angle of 85 degrees 25 minutes 24 seconds to the left and run 21.57 feet to the point of beginning. Said parcel is located in the NE 1/4 of the NE 1/4 of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama.

PARCEL II:
ALSO:
The East 1/2 of the SW 1/4 of the NE 1/4 of the NE 1/4 of Section 20, Township 22 South, Range 2 West.

Also:

That part of the NW 1/4 of the NE 1/4 of the NE 1/4 of Section 20, Township 22 South, Range 2 West, which lies South of 8th Avenue, also known as Shelby County Highway No. 16, being 30 feet, more or less.

LESS AND EXCEPT part sold to Clyde Carden and William M. Schroeder recorded in Real Book 208, Page 508 in Probate Office of Shelby County, Alabama.

SUBJECT TO RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever } James D. Glass and James Glass

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
day of January 19 95

(Seal)
(Seal)
(Seal)

James D. Glass
James D. Glass
02/01/1995-02759
08:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOI MED 9.00

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James D. Glass is 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of January A. D., 19 95

Notary Public.

Inst # 1995-02759

08:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOI MED 9.00