

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Mary Epperson

(Address) 3625 Elmore Dr.
Birmingham, AL 35243

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

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

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven thousand 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, Maneon Amos Brasher and wife, Geneva Brasher

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

Mary H. Epperson

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Inst # 1995-22303

08/15/1995-22303
10:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
D02 MCB 18.00

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 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, we have hereunto set OUR hands(s) and seal(s), this 25 day of July, 1995.

(Seal)

Maneon Amos Brasher (Seal)
Maneon Amos Brasher

(Seal)

(Seal)

(Seal)

Geneva Brasher (Seal)
Geneva Brasher

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 Maneon Amos Brasher and Geneva Brasher whose names 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of July, A. D., 1995

Marta J. Wilder
Notary Public.

Inst # 1995-22303

EXHIBIT "A"

Commence at the NE corner of the NE 1/4 of SE 1/4 of Section 11, Township 19 South, Range 1 West; thence South along the East line of same 513.16 feet to the point of beginning; thence continue along last named course 340.00 feet; thence North 89 degrees 20 minutes West 263.95 feet to the East line of a 25.0 feet easement; thence North 0 degrees 29 minutes East along said easement 340.00 feet; thence South 89 degrees 20 minutes East 261.08 feet to the point of beginning.

Being a part of the E 1/2 of the NE 1/4 of the SE 1/4 of Section 11, Township 19 South, Range 1 West, and being Parcel No. 13, according to survey of F. W. Meade, Registered Land Surveyor, dated February 10, 1987.

Also, a non-exclusive easement for ingress and egress to and from the above described parcel, and to and from other parcels now or formerly owned by Earl Brasher, and to and from Shelby County Highway No. 43, which is also known as the Bear Creek Road, said easement being more particularly designated and described as being of a uniform width of 25.00 feet, the center line thereof being described as follows:

Commence at the SE corner of the NE 1/4 of SE 1/4 of Section 11, Township 19 South, Range 1 West; thence North 89 degrees 04 minutes West along the South line of said 293.15 feet to the point of beginning of the center line of 25.00 feet easement; thence North 0 degrees 29 minutes East 1333.87 feet to the South line of the SE 1/4 of NE 1/4 of said Section 11; thence North 6 degrees 48 minutes East 201.97 feet; thence North 36 degrees 47 minutes West 106.56 feet; thence North 4 degrees 01 minutes West 382.46 feet; thence North 22 degrees 13 minutes West 293.34 feet; thence North 30 degrees 27 minutes West 183.95 feet to the Southerly right of way line of Bear Creek Road, and the end of easement.

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