

value of interest conveyed=\$1,000  
VALUE: \$ for estate division only

SEND TAX NOTICE TO:

Betty Erwin Bragg

117 Bragg Drive

Birmingham, AL 35242

Inst # 1997-40018

This Instrument was prepared by:  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. Box 587  
Columblana, AL 35051

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar (\$1.00) and division of estate lands to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Betty Erwin Bragg, Margaret A. Brasher, Kelly R. Erwin, Donna J. Ballenger** and husband, **William M. Ballenger**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Betty Erwin Bragg** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantors herein for the purpose of identification.

The above described property constitutes no part of the homestead of any of the grantors with the exception of Donna J. Ballenger and husband, William M. Ballenger, who currently reside on a portion of the above described Erwin Estate.

**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 hand(s) and seal(s), this 9 day of December, 1997.

Betty Erwin Bragg (SEAL)  
Betty Erwin Bragg

Margaret A. Brasher (SEAL)  
Margaret A. Brasher

Kelly R. Erwin (SEAL)  
Kelly R. Erwin

Donna J. Ballenger (SEAL)  
Donna J. Ballenger

William M. Ballenger (SEAL)  
William M. Ballenger

12/09/1997-40018  
11:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 NEL 18.50

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Betty Erwin Bragg, Martha A. Brasher, Kelly R. Erwin, Donna J. Ballenger** and husband, **William M. Ballenger**, 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 9 day of December, 1997.

  
\_\_\_\_\_  
Notary Public

# EXHIBIT "A"

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 1 WEST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO GEORGE AND RUBY ERWIN, RECORDED IN DEED BOOK 268 AT PAGE 308, OF THE REAL PROPERTY RECORDS AND AMENDED CIVIL COURT DECREE OF CASE E-305-74, AS RECORDED IN THE CIVIL COURT RECORDS IN BOOK 14 AT PAGE 261, OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## PARCEL C

COMMENCING AT A CONCRETE MONUMENT, FOUND, AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17;

THENCE N 01°13'37" W, ALONG THE EAST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 380.64 FEET TO THE NORTH RIGHT-OF-WAY OF COUNTY ROAD NO. 41;

THENCE S 64°36'26" W, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 182.30 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", AND THE POINT OF BEGINNING;

THENCE S 63°36'26" W, ALONG THE SAID RIGHT-OF-WAY, A DISTANCE OF 148.65 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE N 16°33'32" W, A DISTANCE OF 131.31 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE N 37°37'46" E, A DISTANCE OF 230.35 FEET, TO AN EXISTING WATER WELL;

THENCE N 63°51'58" W, PASSING AT 375.37 FEET, A 1/2" REBAR SET FOR REFERENCE, WITH A CAP STAMPED "S. WHEELER RPLS 16165", A TOTAL DISTANCE OF 450.02 FEET, TO THE CENTER OF A POND;

THENCE S 20°24'51" W, A DISTANCE OF 518.83 FEET TO A 1/2" REBAR SET WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE N 89°50'51" W, A DISTANCE OF 64.79 FEET TO AN AXLE, FOUND;

THENCE S 33°56'44" W, A DISTANCE OF 191.12 FEET TO A 2 1/2" PIPE, FOUND ON THE EAST RIGHT-OF-WAY OF U. S. HIGHWAY NO. 280;

THENCE N 31°12'14" W, A DISTANCE OF 178.72 FEET TO CONCRETE RIGHT-OF-WAY MONUMENT FOUND AT THE BEGINNING OF A CURVE;

THENCE ALONG SAID CURVE, TO THE RIGHT, IN SAID RIGHT-OF-WAY, HAVING A RADIUS OF 3124.04 FEET AND A CHORD BEARING OF N 27°17'33" W, AND ARC LENGTH OF 426.55 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", ON THE SOUTH RIGHT-OF-WAY OF BRASHER LANE;

THENCE N 67°31'08" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 35.23 FEET TO A 1/2" REBAR SET WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE N 72°04'04" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 255.93 FEET TO THE END OF A CURVE;

THENCE ALONG SAID CURVE, TO THE LEFT, IN SAID RIGHT-OF-WAY, HAVING A RADIUS OF 230.00 FEET AND A CHORD BEARING OF N 64°09'24" E, AND ARC LENGTH OF 63.51 FEET;

THENCE N 56°14'44" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 208.71 FEET TO A 1/2" REBAR SET WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE N 88°19'21" E, ALONG A FENCE, A DISTANCE OF 564.57 FEET TO THE A 1/2" REBAR SET WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE S 00°05'12" E, A DISTANCE OF 604.05 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 9.369 ACRES OF LAND.

## SIGNED FOR IDENTIFICATION:

Betty Erwin Bragg  
Betty Erwin Bragg

Margaret A. Brasher  
Margaret A. Brasher

Kelly R. Erwin  
Kelly R. Erwin

Donna J. Ballenger  
Donna J. Ballenger

William M. Ballenger  
William M. Ballenger

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