


#5000.00

THIS INSTRUMENT PREPARED BY:  
Name: **WILLIAM P. POWERS, III**  
Attorney at Law  
PO Box 1626  
Columbiana, Alabama 35051

✓ Send Tax Notice To:  
**BRYAN STEVEN PERRY**  
15100 Highway 61  
Wilsonville, Alabama 35186

  
20050218000080110 Pg 1/3 22.00  
Shelby Cnty Judge of Probate, AL  
02/18/2005 12:22:00 FILED/CERTIFIED

**STATUTORY WARRANTY DEED  
TITLE NOT EXAMINED BY PREPARER OF THIS DEED.**

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STATE OF ALABAMA, SHELBY COUNTY

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS** and other good and valuable consideration in hand paid to the undersigned, the receipt and sufficiency of which are hereby acknowledged, the undersigned (hereinafter called the Grantor)

**JESSE BRYAN**, a married man  
**JOYCE BRYAN**, a married woman

does hereby GRANT, BARGAIN, SELL and CONVEY to

**BRYAN STEVEN PERRY**, an unmarried man

(hereinafter called Grantee), in fee simple, the following described real estate, situated in SHELBY County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A", LEGAL DESCRIPTION.**

**SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.**

**SUBJECT TO LIFE ESTATE FOR JESSE BRYAN AND JOYCE BRYAN.**

**TO HAVE AND TO HOLD** to said GRANTEE in fee simple, forever.

Given under MY hand and seal, this 15<sup>th</sup> day of February, 2005.

Witnesses:

Jay B. Powers

Jesse Bryan (SEAL)  
JESSE BRYAN

Witnesses:

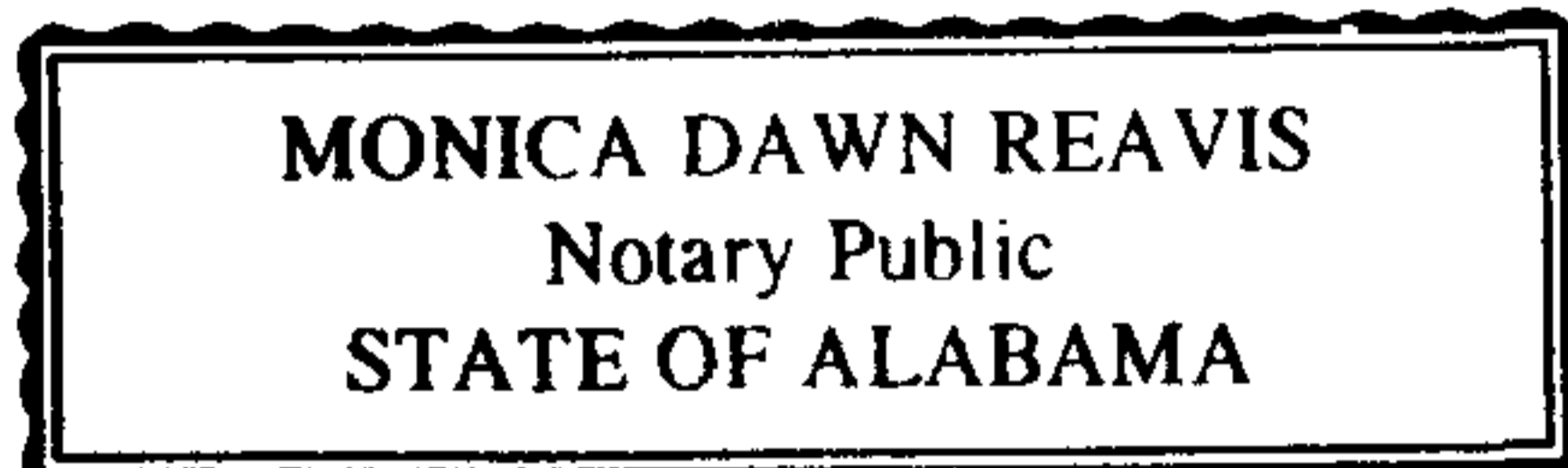
Jay B. Powers

Joyce Bryan (SEAL)  
JOYCE BRYAN

STATE OF ALABAMA)  
SHELBY COUNTY)

I, the Undersigned Authority, a Notary Public, in and for said county in said state, hereby certify that **JESSE BRYAN**, a married man, whose name **IS** signed to the foregoing instrument, and who **IS** known to me, acknowledged before me on this day that, being informed of the contents of said instrument, **HE** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of February, 2005.



*Monica Dawn Reavis*  
Notary Public  
My Commission Expires: 05-10-05

STATE OF ALABAMA)  
SHELBY COUNTY)

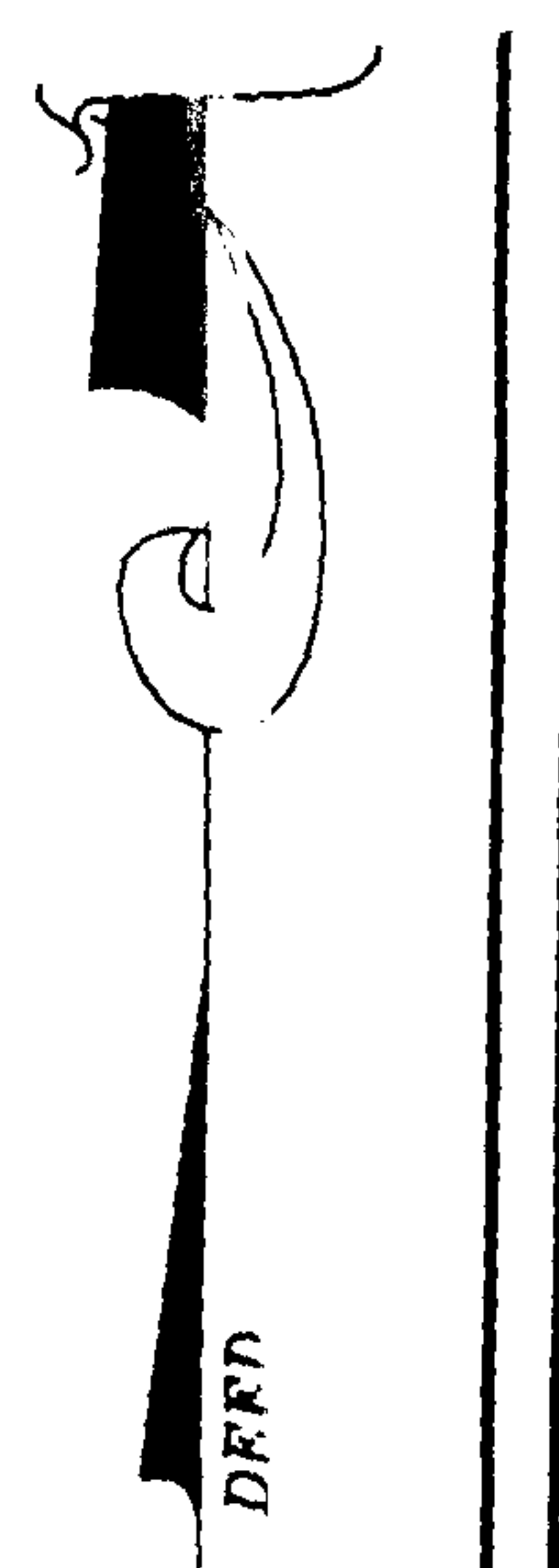
I, the Undersigned Authority, a Notary Public, in and for said county in said state, hereby certify that **JOYCE BRYAN**, a married woman, whose name **IS** signed to the foregoing instrument, and who **IS** known to me, acknowledged before me on this day that, being informed of the contents of said instrument, **SHE** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of February, 2005.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: May 10, 2005  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

*Monica Dawn Reavis*  
Notary Public  
My Commission Expires: 05-10-05

Exhibit "A"



LEGAL DESCRIPTION

ALL OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 1 EAST, LYING WEST OF AN EXISTING DITCH.

ALSO THE FOLLOWING;

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 1 EAST;

THENCE S 00°21'06" E, ALONG THE WEST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 664.12 FEET TO THE POINT OF BEGINNING.

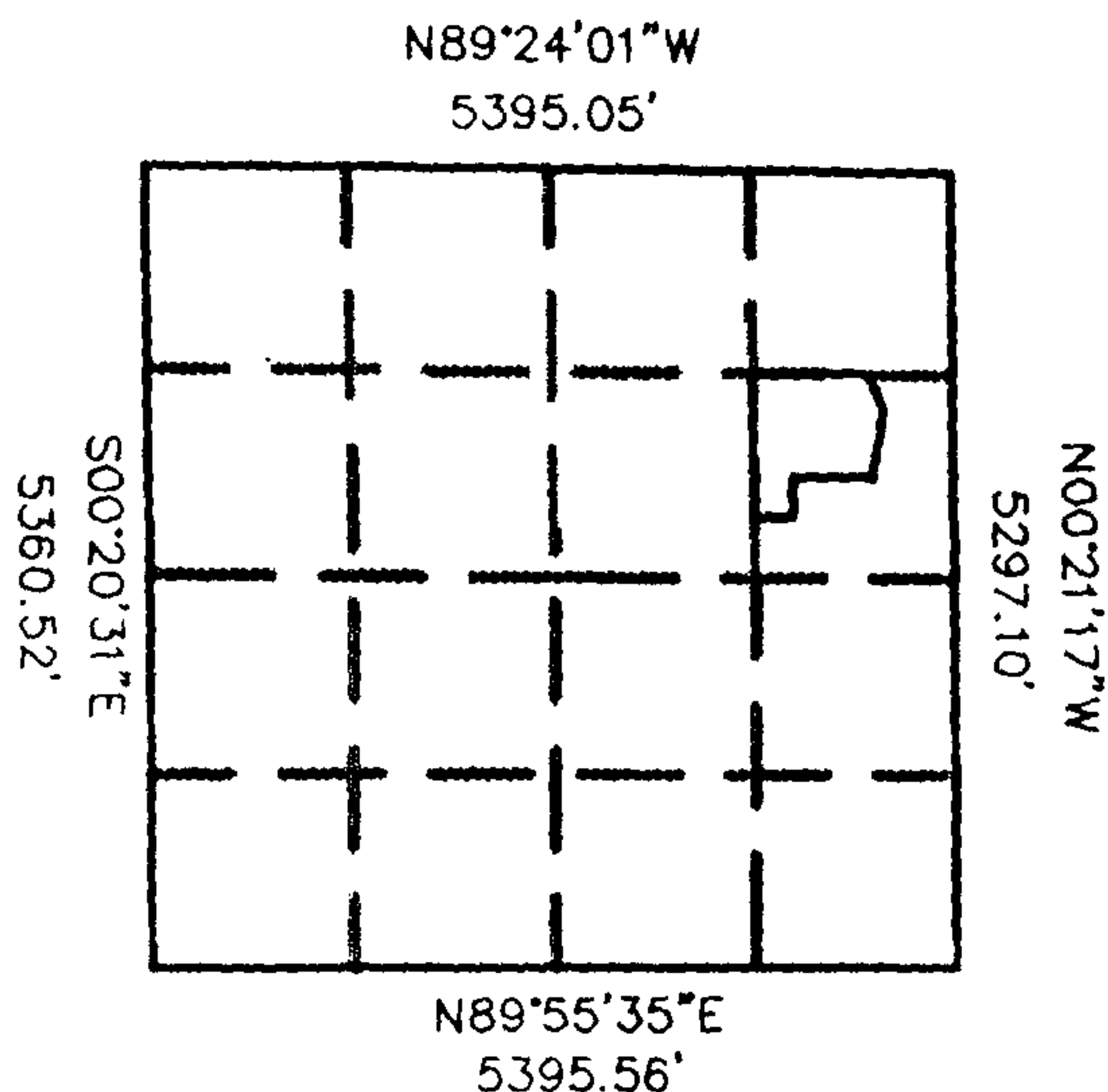
THENCE S 00°21'06" E, ALONG THE WEST LINE OF SAID SIXTEENTH SECTION A DISTANCE OF 264.00 FEET TO A 1/2" REBAR, SET;

THENCE S 89°39'10" E, A DISTANCE OF 264.00 FEET TO A POINT;

THENCE N 00°21'06" W, A DISTANCE OF 264.00 FEET TO A POINT;

THENCE N 89°39'10" W, A DISTANCE OF 264.00 FEET THE POINT OF BEGINNING. THIS PARCEL CONTAINS 14.42 ACRES OF LAND.

ALSO A 30' EASEMENT ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, EXTENDING FROM THE WEST RIGHT-OF-WAY OF COUNTY HIGHWAY 61 TO THE PREVIOUSLY MENTIONED DITCH BEING THE EAST BOUNDARY OF SAID PARCEL. SAID EASEMENT BEING RECORDED IN DEED BOOK 355, AT PAGE 603.



DETAIL SECTION