

STATE OF ALABAMA)
SHELBY COUNTY)

20061219000616630 1/2 \$439.00
Shelby Cnty Judge of Probate, AL
12/19/2006 09:18:30AM FILED/CERT

*due \$425,000
1/2 int*

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TEN AND DOLLARS AND COMPLIANCE WITH THE DIVORCE DECREE ENTERED IN SHELBY COUNTY INVOLVING THE GRANTOR AND GRANTEE to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **STEPHEN D. BRAWNER**, (GRANTOR) does grant, bargain, sell and convey unto **KAY S. LOVELESS** (GRANTEE) the following described real estate situated in SHELBY, ALABAMA to wit:

THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2007.

MINERALS AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY IN INST# 1992-8450 AND DEED BOOK 108, PAGE 83.

STEPHEN D. BRAWNER IS THE SAME PERSON AS S. DALE BRAWNER. THE PROPERTY BEING CONVEYED IS VACANT LAND AND CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, NOR HIS SPOUSE.

TO HAVE AND TO HOLD unto the said **GRANTEE** her heirs, successors and assigns forever; And said **GRANTOR** does for himself, his heirs, successors, and assigns covenant with said **GRANTEE**, her heirs, successors and assigns that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs, successors and assigns shall, warrant and defend the same to the said **GRANTEE**, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have caused this conveyance to be executed this the 12th day of DECEMBER, 2006.


Seal
STEPHEN D. BRAWNER

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that **STEPHEN D. BRAWNER, a married person** whose name is signed to the foregoing instrument and who is personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date. Given under my hand and seal this 12th day of DECEMBER, 2005.


Notary Public
Commission Expires: 11/09/06

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 338
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:

EXHIBIT "A"

Parcel I:

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 30, Township 18 South, Range 2 East, and the SE 1/4 of the SE 1/4 of Section 25, Township 18 South, Range 1 East Shelby County, Alabama and being more particularly described as follows:

Begin at the SW corner of said SW 1/4 of SW 1/4 of Section 30 and run thence South 87 deg. 12 min. 01 sec. East (taken from previously published map) along the South line thereof a measured distance of 661.75 feet; thence run North 01 deg. 18 min. 21 sec. East a distance of 1305.06 feet; thence run North 87 deg. 11 min 03 sec. West a distance of 433.50 feet to the southeasterly right of way line of Shelby County Road 455, said point lying 40.0 feet southeasterly of and at right angles to the centerline of said roadway; thence run South 17 deg. 07 min. 30 sec. West along said right of way line a distance of 195.06 feet to the beginning of a curve to the left having a central angle of 02 deg. 30 min. 12 sec. and a radius of 11,580.52 feet; thence run in a southwesterly direction along said curve and along said right of way a distance of 505.99 feet to the end of said curve; thence run South 14deg. 37 min. 18 sec. West along said right of way and tangent to last said curve, 630.19 feet to the south line of said SE 1/4 of SE 1/4 of Section 25; thence run South 83 deg. 37 min. 47 sec. East along the south line thereof a distance of 97.78 feet to the point of beginning, being situated in Shelby County, Alabama.

Parcel II:

The East 1/2 of Southwest 1/4 of Southwest 1/4, Section 30, Township 18 South, Range 2 East.

Parcel III:

SE 1/4 of SW 1/4 of Section 30, Township 18 South, Range 2 East situated in the Probate Office of Shelby County, Alabama.

Shelby County, AL 12/19/2006
State of Alabama

Deed Tax: \$425.00