


THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Attorney  
NAJJAR DENABURG, P.C.  
2125 Morris Avenue  
Birmingham, Alabama 35203

  
20131227000493680 1/8 \$185.00  
Shelby Cnty Judge of Probate, AL  
12/27/2013 01:32:21 PM FILED/CERT

**Documentary Evidence:**  
**Closing Statement**

SEND TAX NOTICE TO:  
Brakefield Family Corporation  
P.O. Box 43313  
Birmingham, AL 35243

STATUTORY  
WARRANTY DEED

STATE OF ALABAMA            )  
                                      :       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY         )

That in consideration of Two Hundred Fifty Thousand and No/100 DOLLARS (\$250,000.00), which is the total purchase price, in hand paid to the undersigned, Bryant Bank, an Alabama domestic corporation (hereinafter referred to as "GRANTOR"), whose mailing address is 5319 Highway 280, Birmingham, AL 35242, by Brakefield Family Corporation, an Alabama domestic corporation (hereinafter referred to as "GRANTEE"), whose mailing address is P.O. Box 43313, Birmingham, AL 35243, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

**SEE ATTACHED EXHIBIT "A"**

**\$100,000.00 of the purchase price recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.**

SUBJECT TO:

1. Any mining or mineral rights leased, granted or retained by current or prior owners.
2. Taxes or assessments for 2014 and subsequent years and not yet due and payable.
3. Any and all encumbrances, easements, conditions and restrictions of record, and not of record.
4. See attached Exhibit "B".

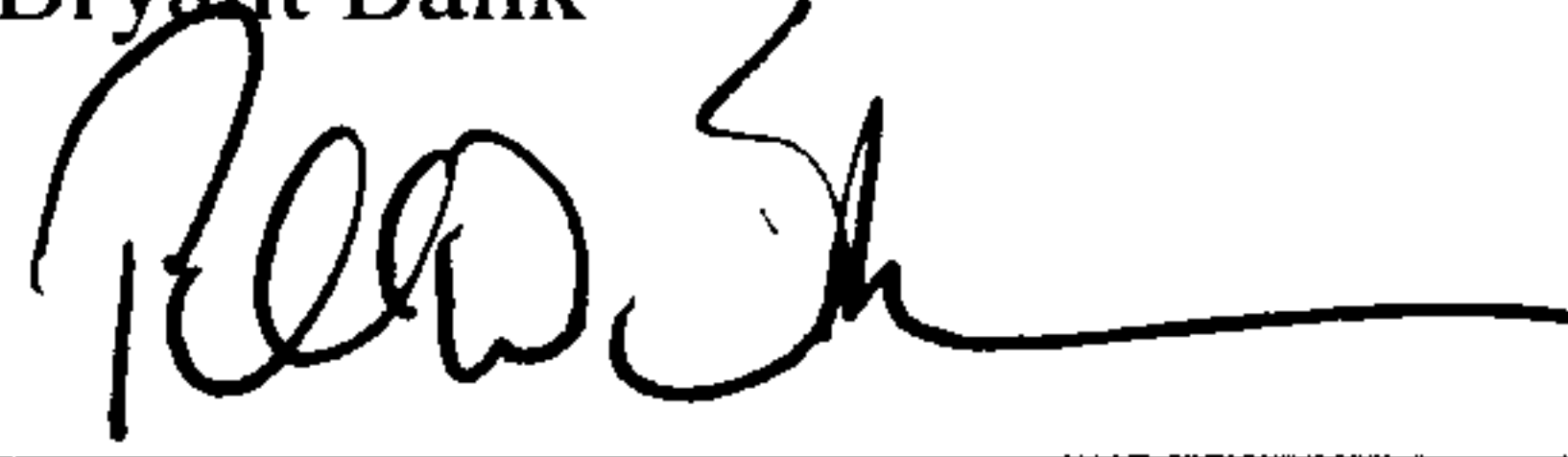
TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

This property does not constitute the homestead of GRANTOR.

IN WITNESS WHEREOF, the undersigned has hereto set his signature and the seal of said company,  
this \_\_\_\_ day of December, 2013.

Bryant Bank



(SEAL)

By: Randall W. Jordan

Its: Market President

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON   )

I, the undersigned Notary Public in and for said County in said State, hereby certify that Randall W. Jordan, whose name as Market President of Bryant Bank, an Alabama domestic corporation, 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 document, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 10 day of December, 2013.



NOTARY PUBLIC

My commission expires:

5-21-16



## EXHIBIT "A" - LEGAL DESCRIPTION

### PARCEL I:

A TRACT OF LAND SITUATED IN SECTIONS 9 AND 10, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 00°33'36" WEST ALONG THE WEST LINE OF SAID 1/4 - 1/4 SECTION FOR 664.75 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25 AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE RUN SOUTH 00°33'36" WEST ALONG THE WEST LINE OF SAID 1/4 - 1/4 SECTION FOR 674.60 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 88°27'01" EAST ALONG THE SOUTH LINE OF SAID 1/4 - 1/4 SECTION FOR 671.59 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10; THENCE RUN NORTH 00°33'11" EAST FOR 1,338.75 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 88°23'57" EAST ALONG THE NORTH LINE OF SAID SECTION 10 FOR 2,014.31 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°31'56" WEST ALONG THE EAST LINE OF SAID 1/4 - 1/4 AND ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10 FOR 1,423.05 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25 AND A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 15°57'30" WEST, A RADIAL DISTANCE OF 377.01 FEET; THENCE RUN WESTERLY ALONG THE ARC AND SAID ROAD RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 36°37'37", A DISTANCE OF 241.01 FEET; THENCE RUN SOUTH 69°19'53" WEST ALONG SAID ROAD RIGHT OF WAY FOR 466.46 FEET; THENCE RUN NORTH 00°32'21" EAST FOR 278.64 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE RUN NORTH 88°27'01" WEST FOR 671.59 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°32'46" WEST ALONG THE EAST LINE OF SAID 1/4 - 1/4 SECTION FOR 417.96 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25; THENCE RUN SOUTH 65°40'51" WEST ALONG THE EAST LINE OF SAID 1/4 - 1/4 SECTION AND SAID ROAD RIGHT OF WAY FOR 56.43 FEET TO A POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 532.97 FEET AND A CENTRAL ANGLE OF 23°48'59"; THENCE RUN WESTERLY ALONG THE ARC AND ALONG SAID ROAD RIGHT OF WAY A DISTANCE OF 221.54 FEET; THENCE RUN SOUTH 89°29'50" WEST ALONG SAID ROAD RIGHT OF WAY FOR 91.60 FEET TO A POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 398.10 FEET AND A CENTRAL ANGLE OF 40°02'58"; THENCE RUN WESTERLY ALONG THE ARC AND ALONG SAID ROAD RIGHT OF WAY A DISTANCE OF 278.27 FEET; THENCE RUN SOUTH 49°26'52" WEST ALONG SAID ROAD RIGHT OF WAY FOR 2.70 FEET TO A POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 480.88 FEET AND A CENTRAL ANGLE OF 24°28'01"; THENCE RUN SOUTHWESTERLY ALONG THE ARC AND SAID ROAD RIGHT OF WAY A DISTANCE OF 205.35 FEET; THENCE RUN SOUTH 73°54'53" WEST ALONG SAID ROAD RIGHT OF WAY FOR 575.21 FEET TO A POINT ON THE WEST LINE OF SAID 1/4 - 1/4 SECTION; THENCE RUN SOUTH 00°33'36" WEST ALONG THE WEST LINE OF SAID 1/4 - 1/4 SECTION FOR 460.33 FEET TO THE SOUTHWEST CORNER OF SAID 1/4 - 1/4 SECTION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST; THENCE RUN NORTH 87°53'00" WEST ALONG THE SOUTH LINE OF SAID 1/4 - 1/4 SECTION FOR 1,048.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25; THENCE CONTINUE ALONG



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SAID ROAD RIGHT OF WAY THE FOLLOWING COURSES; THENCE RUN SOUTH 61°19'53" WEST FOR 92.26 FEET TO A POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,824.79 FEET AND A CENTRAL ANGLE OF 03°51'00"; THENCE RUN SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 189.81 FEET; THENCE RUN SOUTH 65°10'53" WEST FOR 456.20 FEET TO A POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 676.60 FEET AND A CENTRAL ANGLE OF 15°40'00"; THENCE RUN SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 185.01 FEET; THENCE RUN SOUTH 49°30'52" WEST FOR 126.70 FEET TO A POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 778.50 FEET AND A CENTRAL ANGLE OF 18°21'00"; THENCE RUN SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 249.33 FEET; THENCE RUN SOUTH 67°51'53" WEST FOR 271.10 FEET TO A POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 421.98 FEET AND A CENTRAL ANGLE OF 24°06'00"; THENCE RUN SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 177.49 FEET; THENCE RUN SOUTH 43°45'53" WEST FOR 63.60 FEET TO A POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 369.27 FEET AND A CENTRAL ANGLE OF 17°04'00"; THENCE RUN SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 110.00 FEET; THENCE RUN SOUTH 60°49'53" WEST FOR 212.10 FEET TO THE POINT OF A CURVE, OF WHICH THE RADIUS POINT LIES NORTH 29°11'16" WEST, A RADIAL DISTANCE OF 48.14 FEET; THENCE RUN WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 72°38'13", A DISTANCE OF 61.03 FEET TO THE POINT OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 43°28'06" EAST, A RADIAL DISTANCE OF 3.74 FEET; THENCE RUN NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 120°00'38", A DISTANCE OF 7.83 FEET; THENCE RUN NORTH 73°27'25" EAST FOR 166.80 FEET TO A POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 213.62 FEET AND A CENTRAL ANGLE OF 52°52'02"; THENCE RUN NORTHEASTERLY ALONG THE ARC A DISTANCE OF 197.11 FEET; THENCE RUN NORTH 20°35'23" EAST FOR 47.30 FEET TO A POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 189.18 FEET AND A CENTRAL ANGLE OF 28°45'01"; THENCE RUN NORTHEASTERLY ALONG THE ARC A DISTANCE OF 94.93 FEET; THENCE RUN NORTH 49°20'25" EAST FOR 415.40 FEET TO A POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 398.10 FEET AND A CENTRAL ANGLE OF 30°52'01"; THENCE RUN NORTHEASTERLY ALONG THE ARC A DISTANCE OF 214.47 FEET; THENCE RUN NORTH 18°28'23" EAST FOR 125.80 FEET TO A POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 246.48 FEET AND A CENTRAL ANGLE OF 21°06'00"; THENCE RUN NORTHEASTERLY ALONG THE ARC A DISTANCE OF 90.77 FEET; THENCE RUN NORTH 39°34'23" EAST FOR 20.80 FEET TO A POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 244.64 FEET AND A CENTRAL ANGLE OF 22°31'59"; THENCE RUN NORTHEASTERLY ALONG THE ARC A DISTANCE OF 96.21 FEET; THENCE RUN NORTH 17°02'24" EAST FOR 28.77 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST; THENCE LEAVING SAID ROAD RIGHT OF WAY RUN SOUTH 87°52'56" EAST ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION FOR 678.47 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE RUN NORTH 00°25'17" EAST ALONG THE WEST LINE OF SAID 1/4 - 1/4 SECTION FOR 649.31 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25 AND A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 37°36'28" WEST, A RADIAL DISTANCE OF 183.24 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC AND SAID ROAD RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 17°37'05", A DISTANCE OF 56.34 FEET; THENCE CONTINUE ALONG SAID ROAD RIGHT OF WAY THE FOLLOWING COURSES; THENCE RUN NORTH 34°46'27" EAST FOR 78.60 FEET TO A POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 778.53 FEET AND A CENTRAL ANGLE OF 13°52'00"; THENCE RUN NORTHEASTERLY ALONG THE ARC A DISTANCE OF 188.42 FEET; THENCE RUN NORTH 48°38'28" EAST FOR 227.90 FEET TO A POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 318.12 FEET AND A CENTRAL ANGLE OF 15°06'00"; THENCE RUN NORTHEASTERLY ALONG THE ARC A DISTANCE OF 83.84 FEET TO A POINT OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 170.21 FEET AND A CENTRAL ANGLE OF 32°35'02"; THENCE RUN NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 96.80 FEET TO A POINT OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 400.71 FEET AND A CENTRAL ANGLE OF 19°47'00"; THENCE RUN NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 138.36 FEET; THENCE RUN NORTH 50°56'25" EAST FOR 721.50 FEET TO A POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 398.08 FEET AND A CENTRAL ANGLE OF 27°38'00"; THENCE RUN NORTHEASTERLY ALONG THE ARC A DISTANCE OF 191.99 FEET; THENCE RUN NORTH 23°18'25" EAST FOR 107.54 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP



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18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION BEING AN IRON PIN FOUND WITH A JEFF D. ARRINGTON CAP; THENCE RUN AN ASSUMED BEARING OF NORTH 00°33'36" EAST ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 460.33 FEET (536.61 DEED) TO AN IRON PIN FOUND WITH A JEFF D. ARRINGTON CAP ON THE NORTHERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25; THENCE RUN SOUTH 73°54'56" WEST ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 178.53 FEET (213.36 DEED) TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1472.37 FEET, A CENTRAL ANGLE OF 01°11'08" AND A CHORD BEARING OF SOUTH 73°19'19" WEST; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 30.46 FEET TO AN IRON PIN SET, BEING ON SAID CURVE HAVING A RADIUS OF 1472.37 FEET, A CENTRAL ANGLE OF 00°31'05" AND A CHORD BEARING OF SOUTH 72°28'13" WEST; THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 13.31 FEET TO A PK NAIL SET AT THE POINT OF BEGINNING OF SAID PART OF LOT 12, BEING ON SAID CURVE HAVING A RADIUS OF 1472.37 FEET, A CENTRAL ANGLE OF 07°19'19" AND A CHORD BEARING OF SOUTH 68°33'01" WEST; THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 188.16 FEET TO A PK NAIL SET; THENCE AN INTERIOR ANGLE OF 92°37'38" AND RUN NORTH 27°44'17" WEST FOR A DISTANCE OF 202.28 FEET TO AN IRON PIN SET; THENCE AN INTERIOR ANGLE OF 225°00'00" AND RUN NORTH 72°44'17" WEST FOR A DISTANCE OF 44.67 FEET TO AN IRON PIN SET; THENCE RUN NORTH 27°49'50" WEST FOR A DISTANCE OF 110.53 FEET TO AN IRON PIN SET; THENCE RUN NORTH 66°13'04" EAST FOR A DISTANCE OF 179.34 FEET TO AN IRON PIN SET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 12°27'19" AND A CHORD BEARING OF NORTH 72°26'43" EAST; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 38.04 FEET TO A POINT; THENCE RUN SOUTH 28°27'59" EAST FOR A DISTANCE OF 345.91 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

Part of the Northwest 1/4 of the Southeast 1/4 of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama and run West along the North line of same 399.74 feet to the Point of Beginning, said point being on a curve to the left on the Northwesterly line of proposed right of way for a new road, said curve having a radius of 475.00 feet and a central angle of 11°05'38", thence a deflection angle left of 12°37'39" to the tangent of said point on curve and run in a Southwesterly direction along the arc of curve and proposed right of way 91.97 feet to the Point of Tangent; thence continue in a Southwesterly direction along said proposed right of way 190.16 feet to the Point of Curve of a curve to the right, having a radius of 25.00 feet and a central angle of 45°27'30" thence continue in a Southwesterly direction along the arc of said curve and proposed right of way 19.83 feet to a point on the Southeasterly right of way of Alabama Highway No 25, said point being on a curve to the right, having a radius of 246.46 feet and a central angle of 8°28'46"; thence an interior angle of 82°28'51" from tangent to tangent of said curves and run to the right in a Northeasterly direction along the arc of said curve and right of way 36.47 feet to the Point of Tangent; thence continue in a Northeasterly direction along said right of way 20.80 feet to the Point of Curve of a curve having a radius of 244.60 feet and a central angle of 15°47'38"; thence continue in a Northeasterly direction along the arc of said curve and right of way 67.43 feet to a point on said curve being on the North line of said quarter-quarter section; thence an interior angle of 111°56'31" from the tangent of said point on curve and run to the right in an Easterly direction along said quarter-quarter line 215.22 feet to the Point of Beginning.

PARCEL II:

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF



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SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND RUN WEST ALONG THE SOUTH LINE OF SAME 399.74 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PROPOSED RIGHT OF WAY FOR A NEW ROAD. BEING A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 6°52'20"; THENCE A DEFLECTION ANGLE RIGHT OF 347°22'21" TO THE TANGENT OF SAID POINT ON CURVE AND RUN IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND PROPOSED RIGHT OF WAY 56.97 FEET TO THE POINT OF TANGENT; THENCE CONTINUE IN A NORTHEASTERLY DIRECTION ALONG SAID PROPOSED RIGHT OF WAY 182.47 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 51°24'17"; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND PROPOSED RIGHT OF WAY 201.87 FEET TO A POINT ON SAID CURVE, BEING ON THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE AN INTERIOR ANGLE OF 30°50'45" FROM THE TANGENT OF SAID POINT ON CURVE AND RUN TO THE RIGHT IN A SOUTHERLY DIRECTION ALONG SAID EAST LINE OF QUARTER-QUARTER SECTION 129.32 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 30 FOOT EASEMENT FOR INGRESS AND EGRESS SITUATED IN THE EAST ONE HALF OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, LYING 15 FEET EITHER SIDE OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, BEING AN IRON PIN FOUND WITH A JEFF D. ARRINGTON CAP; THENCE RUN AN ASSUMED BEARING OF NORTH 87°52'51" WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 678.57 FEET TO AN IRON PIN FOUND WITH A JEFF D. ARRINGTON CAP ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25; THENCE RUN SOUTH 17°00'30" WEST ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 28.77 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 244.64 FEET, A CENTRAL ANGLE OF 22°31'59" AND A CHORD BEARING OF SOUTH 28°16'30" WEST; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 96.21 FEET TO A POINT; THENCE RUN SOUTH 39°32'29" WEST ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 20.80 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 246.48 FEET, A CENTRAL ANGLE OF 17°22'29" AND A CHORD BEARING OF SOUTH 30°51'15" WEST; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 74.74 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 30 FOOT EASEMENT, ALSO BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 153.00 FEET, A CENTRAL ANGLE OF 33°37'20" AND A CHORD BEARING OF NORTH 81°46'40" EAST; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID CENTERLINE FOR A DISTANCE OF 89.78 FEET TO A POINT ON A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 1194.37 FEET, A CENTRAL ANGLE OF 20°57'14" AND A CHORD BEARING OF NORTH 75°26'36" EAST; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID CENTERLINE FOR A DISTANCE OF 436.80 FEET TO A POINT ON A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 410.26 FEET, A CENTRAL ANGLE OF 60°21'31" AND A CHORD BEARING OF NORTH 55°44'28" EAST; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID CENTERLINE FOR A DISTANCE OF 432.19 FEET TO A POINT ON A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 41°15'06" AND A CHORD BEARING OF NORTH 46°11'15" EAST; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID CENTERLINE FOR A DISTANCE OF 108.00 FEET TO A POINT; THENCE RUN NORTH 66°48'48" EAST FOR A DISTANCE OF 177.64 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1585.00 FEET, A CENTRAL ANGLE OF 13°05'40" AND A CHORD BEARING OF NORTH 60°15'58" EAST; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID CENTERLINE FOR A DISTANCE OF 362.24 FEET TO A POINT ON A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 496.61 FEET, A CENTRAL ANGLE OF 08°38'06" AND A CHORD BEARING OF NORTH 49°24'06" EAST; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID CENTERLINE FOR A DISTANCE OF 74.84 FEET TO A POINT ON A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 328.07 FEET, A CENTRAL ANGLE OF 25°40'33" AND A CHORD BEARING OF NORTH 57°55'19" EAST; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID CENTERLINE FOR A DISTANCE OF 147.02 FEET TO A POINT; THENCE RUN NORTH 70°45'35" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 116.67 FEET TO A POINT; THENCE RUN SOUTH 02°10'01" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 28.54 FEET TO THE END OF SAID EASEMENT.



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Shelby Cnty Judge of Probate, AL

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**Exhibit "B"**

Easement Agreement recorded in Instrument 20120127000032090, in the Probate Office of Shelby County, Alabama.

Subject to a non-exclusive limited easement agreement between Frank A. Brotherton, Allen B. Ellis and Ralph W. Coplin and Scott B. Boyd recorded in Instrument 1992-14763 in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company recorded in Instrument 1995-30844, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Volume 189, page 318 and Deed Book 138, page 328 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Volume 244, page 414; Deed Book 307, page 699 and Deed Book 194, page 128, in the Probate Office of Shelby County, Alabama.

Perpetual easement for ingress and egress set forth and described in that certain deed recorded in Instrument 20031215000804140 in the Probate Office of Shelby County, Alabama.

Right of way to the State of Alabama for Highway No. 25, recorded in Deed Book 158, page 496 and Deed Book 158, page 421 in the Probate Office of Shelby County, Alabama.

Right of way for railroad recorded in Deed Book 194, page 128 in the Probate Office of Shelby County, Alabama.

Less and except any portion of subject property lying within a road right of way.

Rights of others in and to that proposed right of way as referenced in Instrument 20070312000109810 in the Probate Office of Shelby County, Alabama.

Less and except that part lying within the Central of Georgia Railroad right of way as shown by the Tax Assessors Map.

Less and except that part lying within the right of way of State Highway #25.


Oil, Gas and Lease recorded in Shelby Volume 325, Page 397 and Deed Book 337, Page 887 in the Probate Office of Shelby County, Alabama.

Item Deleted.

Easement recorded in Shelby Volume 339, Page 340 and Shelby Volume 337, Page 887 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Instrument 1994-27987 and Instrument 1994-30256, in the Probate Office of Shelby County, Alabama.

Restrictions appearing of record in Instrument 1996-4390, in the Probate Office of Shelby County, Alabama.

  
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REAL ESTATE SALES VALIDATION QUESTIONNAIRE

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:

Bryant Bank

Grantee's Name:

Brakefield Family Corporation

Mailing Address:

5319 U.S. Highway 280  
Birmingham, AL 35242

Mailing Address:

P.O. Box 43313  
Birmingham, AL 35243

Property Address:

\_\_\_\_\_

Date of Sale: December 10, 2013

Total Purchase Price: \$ 750,000.00  
or

Current Assessor's MV: \$ \_\_\_\_\_

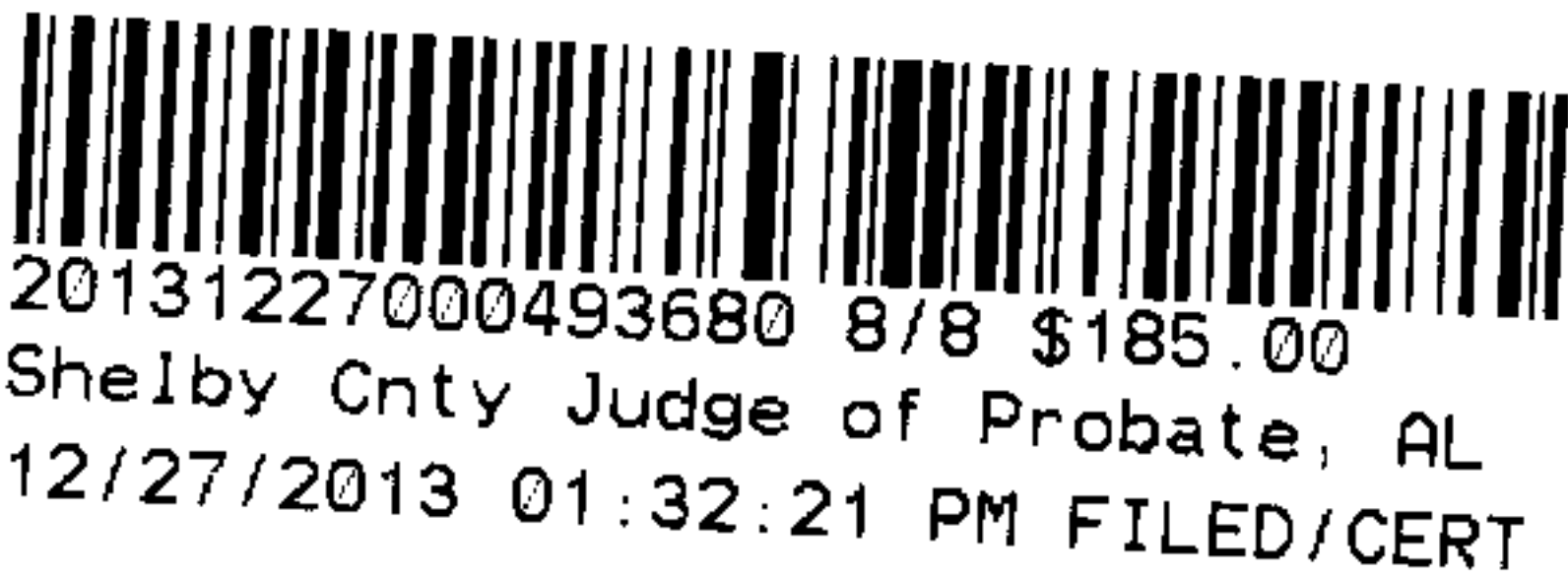
Documentary Evidence provided:

\_\_\_\_\_ Closing Statement

\_\_\_\_\_ Bill of Sale

X Sales Contract

\_\_\_\_\_ Other: \_\_\_\_\_



Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.

Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.

Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October, 1923.

Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date: December 10, 2013

Bryant Bank

Randall W. Jordan

By: Randall W. Jordan  
Its: Market President  
(OWNER)