

This instrument was prepared by
(Name) Karl C. Harrison
(Address) Attorney at Law
Columbiana, Alabama 35051

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama 2000

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS: 4003

That in consideration of One Hundred and no/100 Dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Philip J. Kyser and wife, Vera Mae D. Kyser

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

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

A parcel of land situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 24 North, Range 13 East, Shelby County, Alabama, more particularly described as follows:
Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence in a Northerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1033.09 feet to the Southerly right of way line of Shelby County Highway No. 25; thence 90 deg. 07 min. left along said right of way in a Westerly direction a distance of 496.70 feet; thence 2 deg. 26 min. right in a Westerly direction a distance of 3.30 feet to the point of beginning; thence continue along last described course a distance of 200.00 feet; thence 92 deg. 18 min. 30 sec. left in a Southerly direction a distance of 1014.48 feet; thence 88 deg. 20 min. left in an Easterly direction a distance of 200.0 feet; thence 91 deg. 40 min. 30 sec. left in a Northerly direction a distance of 1012.24 feet, more or less, to the point of beginning. Said parcel contains 4.649 acres.

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Shelby Cnty Judge of Probate, AL
03/20/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
March 20 1973
Filed 3:00 PM

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 28th day of February, 19 73.

(Seal) Philip J. Kyser (Seal)
(Seal) Vera Mae D. Kyser (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }
I, Martha S. Jeanner, a Notary Public in and for said County, in said State, hereby certify that Philip J. Kyser and wife, Vera Mae D. Kyser 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 28th day of February, A. D., 1973.
Martha S. Jeanner
Notary Public