

This instrument was prepared by

(Name) Daniel M. Spitzer
1970 Chandalar Office Park
(Address) Pelham, Alabama 35124

1258



This Form furnished by:

Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORSTATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Five Thousand and NO/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

V. H. Bragg and Wife, Thelma Bragg

(herein referred to as grantors) do grant, bargain, sell and convey unto

Kenneth B. Bailey, Sr. KB, JMB

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them; then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in

Shelby County, Alabama to-wit:

See Exhibit "A" for legal description and exceptions (attached to this deed).

\$15,000.00 of the above recited purchase price was paid from a purchase money mortgage given by Grantees to Grantors simultaneously herewith.

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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

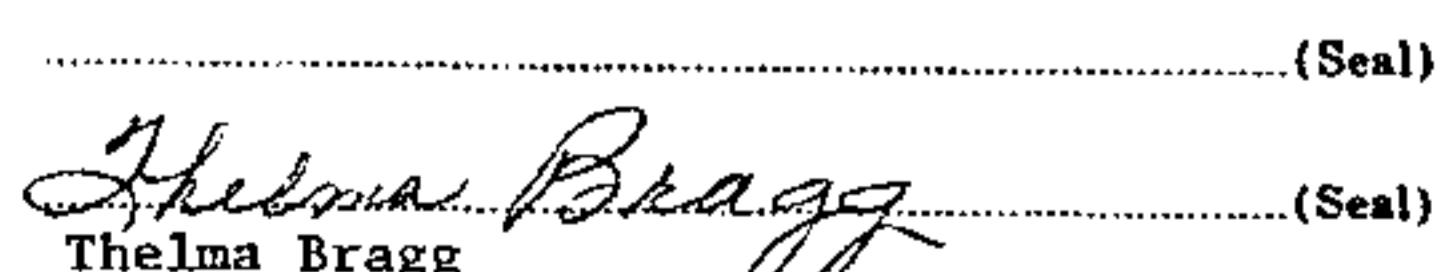
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 hand(s) and seal(s), this 11th day of June, 1983.

WITNESS:


V. H. Bragg

(Seal)


Thelma Bragg

(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that V. H. Bragg and Wife, Thelma Bragg whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of June

A. D. 1983

EXHIBIT "A"

A parcel of land located in the NE 1/4 of the NE 1/4 of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama described as follows:

Commence at the NE corner of said said Section 35; thence run West along the North Section line a distance of 97.11 feet; thence turn left 90 deg. 00 min. 00 sec. a distance of 669.14 feet to the point of beginning; thence turn right 10 deg. 05 min. 57 sec. a distance of 200.95 feet; thence turn right 74 deg. 41 min. 53 sec. a distance of 67.70 feet to the edge of Lay Lake; thence run along said Lake the following angles and distances; thence turn right 33 deg. 30 min. 43 sec. a distance of 35.93 feet; thence turn left 24 deg. 27 min. 52 sec. a distance of 127.75 feet; thence turn right 20 deg. 37 min. 50 sec. a distance of 37.73 feet; thence turn right 31 deg. 55 min. 18 sec. a distance of 27.27 feet; thence turn right 11 deg. 54 min. 51 sec. a distance of 23.49 feet; thence turn right of 47 deg. 05 min. 13 sec. a distance of 24.16 feet; thence turn right 15 deg. 02 min. 58 sec. a distance of 28.32 feet; thence turn left 17 deg. 47 min. 34 sec. a distance of 39.83 feet; thence turn right 30 deg. 37 min. 57 sec. a distance of 51.24 feet; thence turn right 12 deg. 06 min. 35 sec. a distance of 42.78 feet; thence turn right 16 deg. 16 min. 48 sec. a distance of 33.24 feet; thence turn right 12 deg. 35 min. 09 sec. a distance of 133.75 feet; thence turn right 05 deg. 50 min. 11 sec. leaving the Lake a distance of 30.0 feet to the point of beginning. There exist a 15 foot non-exclusive easement for the purpose of ingress, egress and utilities along the Easterly line of the above described property.

LESS AND EXCEPT that part of the above described property lying below that certain datum plane of 397 feet above mean sea level. Being situated in Shelby County, Alabama.

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C. SPECIAL EXCEPTIONS:

1. Taxes for the year 1983 are a lien, but not due and payable until October 1, 1983. Parcel ID: 58-33-7-36-0-001-006 and 58-33-7-35-0-001-001. Taxes for 1982 were paid in the amount of \$1.20 and \$3.85.
2. Right-of-Way granted to South Central Bell by instrument recorded in Deed Book 344 Page 700 in Probate Office.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 341 Page 758 in Probate Office.
4. Restrictions, covenants, conditions and rights imposed on subject property by V. H. Bragg and Thelma Bragg.
5. Transmission Line Permits granted to Alabama Power Company.
6. Rights acquired by Alabama Power Company as shown by instrument recorded in Deed Book 242 Page 369.
7. Subject to rights of others to use easements for ingress and egress.
8. Subject to reservation rights, terms, conditions and easements as set out in deed from Alabama Power Company as recorded in Deed Book 333 Page 606.
9. Restriction as to the use of the land lying between 397 and 399 feet above the mean sea level as contained in deed recorded in Deed Book 242 Page 369.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
TO BE A TRUE COPY
1983 JUN 27 AM 10:20
See Mtg H32-859
John S. Johnson
JUDGE OF PROBATE

Deed TAX	10.00
Rec	3.00
Jud	1.00
	14.00