

(Name) William J. Wynn
(Address) 2027 Second Avenue North



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 SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty One Thousand & no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles Brush & wife, Janice Brush

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

James A. Gray, James D. Gray and Novis M. Gray

(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:

Begin at the Northwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama and run in an Easterly direction and along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 815.50 feet to a point in the centerline of the Clear Prong of Yellowleaf Creek; thence following a meander of the centerline of the clear prong of Yellowleaf Creek turn an interior angle of $74^{\circ}19'00''$ and run to the right and in a Southwesterly direction a distance of 65.50 feet to a point; thence continuing to follow the meander of said Creek turn an interior angle of $160^{\circ}50'00''$ and run to the right in a Southwesterly direction a distance of 125.00 feet to a point; thence continuing to follow the meander of said Creek turn an interior angle of $228^{\circ}52'00''$ and run to the left and in a Southeasterly direction a distance of 108.00 feet; thence continuing to follow the meander of said Creek turn an interior angle of $149^{\circ}33'50''$ and run to the right in a Southwesterly direction a distance of 64.88 feet to a point; thence departing the meander of the centerline of said Creek turn an interior angle of $110^{\circ}38'40''$ and run to the right and in a Westerly direction a distance of 747.25 feet to a point on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an interior angle of $84^{\circ}08'00''$ and run to the right and in a Northerly direction and along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 387.87 feet more or less to the point of beginning of the herein described parcel.

20 FOOT ACCESS EASEMENT

STATE OF ALABAMA, SHELBY COUNTY, JUNE 24, 1982

A 20 foot wide access easement situated in the Southwest of the Northwest $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama being more particularly described as follows: Commence at the Northwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24 Township 19 South, Range 1 East, Shelby County, Alabama and run in a Southerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 840.49 feet to a point; thence turn a

Continued on reverse
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 12 day of July, 1985

WITNESS:

(Seal)
(Seal)
(Seal)

X *Charles A. Brush* (Seal)
CHARLES BRUSH
X *Janice L. Brush* (Seal)
JANICE BRUSH
(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Brush & wife, Janice Brush 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 12 day of July, A. D., 1985

Form ALA-31

MAC PARSONS
WILLIAM J. WYNN
W. BARRY ALVIS
BRADFORD BUILDING
SECOND AVENUE NORTH
BIRMINGHAM, ALABAMA 35203

Will J. Wynn
Notary Public.

deflection angle of 95°51'20" and run to the left and in a Easterly direction a distance of 32.73 feet to a point on the centerline of the herein described easement, said point being a point of beginning; thence deflect 83°36'38" to the left and run in a Northerly direction along the centerline of said road a distance of 82.5 feet more or less to a point; thence deflect 56°40' more or less to the right and continue along the centerline of said access easement a distance of 233.0 feet more or less to a point; thence deflect 33°00' more or less to the left and continue along the centerline of said easement a distance of 152.0 feet more or less; thence deflect 15°00' more or less to the right and run in a Northeasterly direction a distance of 105.0 feet more or less to a point; thence deflect 8°30' more or less to the left and run in a Northeasterly direction a distance of 105.0 feet more or less to the ending point of the herein described easement centerline.

20 FOOT ACCESS EASEMENT

STATE OF ALABAMA, SHELBY COUNTY

A 20 foot wide access easement situated in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a Southerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 840.49 feet to a point; thence turn a deflection angle of 95°51'20" to the left and run in an Easterly direction a distance of 32.73 feet to a point on the centerline of the herein described easement, said point being the point of beginning; thence turn a deflection angle of 96°23'22" to the right and run in a Southerly direction along the centerline of said easement a distance of 85.08 feet to a point; thence turn a deflection angle of 0°15'07" to the left and continue in a Southerly direction along the centerline of said easement a distance of 322.52 feet to the point of ending of the herein described easement, said point being on the North right-of-way line of U.S. Highway #280, and being 30.14 feet Easterly from the point of intersection of the North right-of-way line of U.S. #280 and the West line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24; the side lines of the herein described easement are 10 feet from and parallel to the centerline as described herein, and are to be extended or shortened as necessary to intersect with the South property line for which this easement is granted and to intersect with the right-of-way line of U.S. Highway #280. Attached contract incorporated herein.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1985
2. Rights of way, easements and conditions of record.

Recording Fee \$
Deed Tax \$

This form furnished by

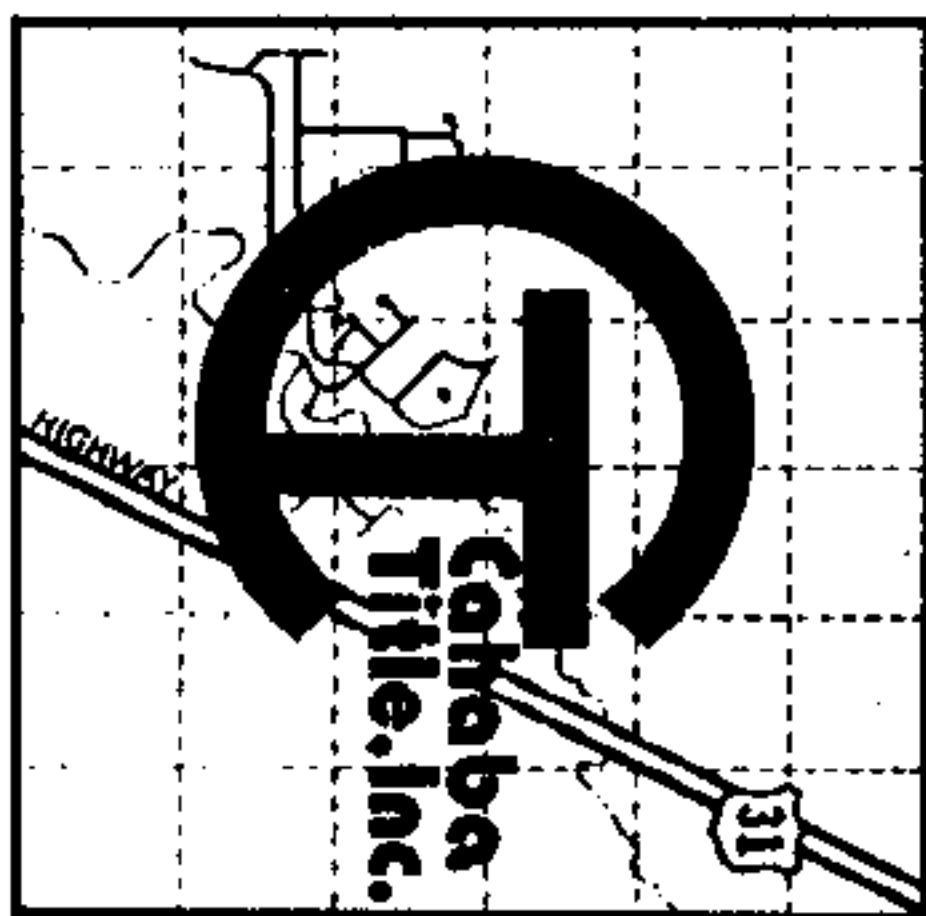
Cahaba Title, Inc.

1970 Chandalier South Office Park

Pelham, Alabama 35124

Telephone

205-663-1130



WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

Return to:

BILL WYNN, ATTORNEY
TEL. (205) 322-4419
2027 2ND AVE., NO.
BIRMINGHAM, AL 35203

RECORDING FEES

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JUL 15 AM 9:12

Thomas W. Sullivan, Jr.
JUDGE OF PROBATE

Mortgage Tax	\$
Deed Tax	21.00
Mineral Tax	
Recording Fee	5.00
Index Fee	1.00
TOTAL	\$ 27.00