

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Thirty Seven Thousand Dollars & 00/100 (\$37,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Wendell R. Braswell and wife, Deborah Braswell, (herein referred to as grantors), grant, bargain, sell and convey unto Neal D. Snider, (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated herein as if set out in haec verba.

Subject to easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said grantee his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 18th day of December, 1985.

Wendell R. Braswell
WENDELL R. BRASWELL
Deborah Braswell
DEBORAH BRASWELL

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wendell R. Braswell and Deborah Braswell 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, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 18th day of December, 1985.

My Commission Expires:
8-27-86

[Signature]
NOTARY PUBLIC

This instrument was prepared by:
J. Dan Taylor/Smyer, White,
Taylor & Putt
600 Title Building
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Neal D. Snider
305 Hillmccall Lane
Birmingham AL 35209

EXHIBIT "A"

Parcel I

A parcel of land situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 19, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said section; said corner also being the NE corner of Lot 10, Block 17, according to the Survey of Lincoln Park, a subdivision in Shelby County, Alabama; thence run easterly along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 157.41 feet; thence turn right 41 degrees 35' 30" and run in a southeasterly direction a distance of 515.84 feet to the NW boundary of right of way of Cahaba Valley Road; thence turn right 90 degrees and run in a southwesterly direction along the NW boundary of Cahaba Valley Road a distance of 100 feet; thence turn right 62 degrees 50' and run in a northwesterly direction 431.40 feet; thence turn left 4 degrees 25' 30" and run in a Westerly direction to a point, said point being the southeast corner of Lot 7, Block 17, Survey of Lincoln Park, as recorded in Map Book 3, page 145 in the Probate Office of Shelby County, Alabama; thence turn right 87 degrees 40' 30" and run a distance of 310 feet to the point of beginning.

Parcel II

Also an easement for joint driveway purposes over the following described property: A parcel of land situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 19, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said section; said corner also being the NE corner of Lot 10, Block 17, according to the Survey of Lincoln Park, a subdivision in Shelby County, Alabama; thence run easterly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 157.41 feet; thence continue Easterly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 314.76 feet; thence 90 degrees to the right and run Southerly for 199.15 feet to the point of beginning; thence 48 degrees 24' 30" to the left and run Southeasterly 148.23 feet to the Northwest boundary of right of way of Cahaba Valley Road; thence 90 degrees to the right and run Southwest along said right of way 60 feet; thence 90 degrees to the right and run Northwesterly 148.23 feet; thence 90 degrees to the right and run Northeasterly a distance of 60 feet to the point of beginning.

BOOK 054 PAGE 442

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

1985 DEC 20 AM 11:08

Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		37.00
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	43.00