

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

P. O. Box 360187

(Address) Birmingham, Alabama 35236-0187

This form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road

P. O. Box 689

Pelham, Alabama 35124

Policy Issuing Agent for

Safeco Title Insurance Co

TELEPHONE: 988-5600



WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of five hundred & 00/100ths (\$500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Morris R. Brasher, a married man, and Norman R. Brasher, a married man

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

W. Paul Yeager and wife, Clara Yeager

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

See attached Exhibit "A" for Legal Description.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

The sellers hereby affirm that this property is not their homestead property as defined by the Code of Alabama.

All parties whose names are signed hereto are heirs of W.H. Brasher and wife, Jeanette Brasher.

100% of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: Box 67, Pelham, Alabama 35124

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 23rd

day of May, 1986

Morris R. Brasher (SEAL)
MORRIS R. BRASHER

Norman R. Brasher (SEAL)
NORMAN R. BRASHER

STATE OF *Alabama*
Shelby COUNTY

General Acknowledgment

I, *Martha S. Jones*
in said State, hereby certify that

a Notary Public in and for said County,

whose name(s) IS *Morris R. Brasher* signed to the foregoing conveyance, and who IS known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, HE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of May, A.D. 1986



Martha S. Jones
Notary Public

My Commission Expires May 9, 1990

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, in and for said County in said State, hereby certify that Norman R. Brasher, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 23rd day of May, 1986.


NOTARY PUBLIC

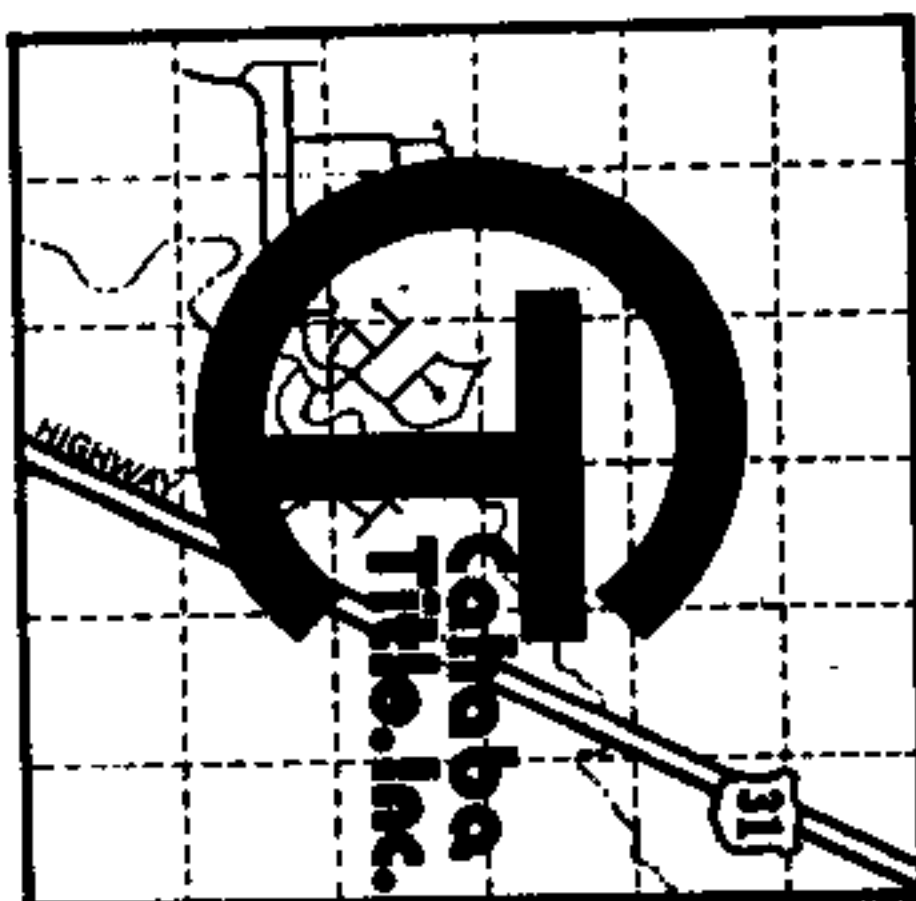
My commission expires: 4-9-87

Return to:

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF



Recording Fee \$

Deed Tax \$

This form furnished by

Cahaba Title, Inc.

Policy Issuing Agent for
Safeo Title Insurance Co.

TELEPHONE: 988-5600

074 123

PARCEL 1

A part of the NW $\frac{1}{4}$ - NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ - NE $\frac{1}{4}$, of Section 20, and a part of the NW $\frac{1}{4}$ - NW $\frac{1}{4}$ of Section 21, all in Township 20 South Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the NW corner of Section 21, T.S. 20S, R2W, Shelby County, Alabama and run thence S 88°-15'-28" E along the North line of said Section 21 a distance of 386.86' to a point on the Northwesternly right of way line of the Seaboard Coast Line Railroad, Thence run S 41°-38'-24" W along said right of way line a distance of 1,506.65' to a point on the said railroad right of way line on the North edge of a dirt road that crosses the track, thence run N 51°-45'-15" W a distance of 205.73' to a point, Thence run N 37°-15'-41" W a distance of 208.00' to a point, Thence run N 53°-08'-09" W a distance of 310.16' to a point, Thence run N 46°-06'-04" W a distance of 196.67' to a point, Thence run N 69°-04'-55" W a distance of 105.82' to a point, Thence run N 83°-39'-47" W a distance of 187.22' to a point, Thence run N 87°-04'-06" W a distance of 119.50' to a point, Thence run S 72°-35'-53" W a distance of 144.73' to a point, Thence run N 38°-32'-19" W a distance of 298.85' to a point on the Southeasterly right of way line of Shelby County Highway No. 11, Thence run N 51°-27'-41" E along the said right of way line of said highway a distance of 435.00' to a point on the North line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, T.S. 20S, R2W, Thence run S 89°-52'-30" E along the North line of said Section 20 a distance of 1,680.08' to the point of beginning, containing 32.66 acres and subject to all agreements, easements, restrictions and/or limitations of probated record or applicable law.

PARCEL 5

The NW $\frac{1}{4}$ of Section 21, Township 20 South, Range 2 West, and all that part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 20, Township 20 South, Range 2 West, lying South and West of the Seaboard Coast Line Railroad. Less and except the following described property:

Begin at the N.W. corner of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$, Section 21, Township 20 South, Range 2 West, Shelby County, Alabama and run thence S 89°-49'-41" W along the South line of the N.E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of Section 20, T.S.20S,R2W a distance of 637.16' to a point on the East right of way line of the Seaboard Coast Line Railroad, Thence run N 41°-38'-24" E along said Easterly right of way line of said railroad a distance of 138.18' to a point, Thence run N 76°-33'-18" E a distance of 342.81' to a point, Thence run N 31°-12'-38" E a distance of 86.17' to a point, Thence run S 60°-29'-05" E a distance of 89.94' to a point, Thence run S 74°-18'-08" E a distance of 433.85' to a point 330.0' East of the West line of Section 21, Thence run S 0°-50'-31" E parallel with the said West line of said Section 21 a distance of 718.94' to a point, Thence run S 88°-15'-29" E a distance of 148.0' to a point, Thence run N 52°-49'-50" E a distance of 96.57' to a point, Thence run S 73°-42'-15" E a distance of 241.37' to a point, Thence run S 88°-15'-29" E a distance of 388.76' to a point, Thence run S 0°-50'-31" E parallel with the same said West line of Section 21 a distance of 674.89' to a point, Thence run Westerly a distance of 1,175.87' more or less, to a point, Thence run N 0°-50'-31" W along the said West line of said Section 21 a distance of 1,290.71' to the point of beginning, containing 26.42 acres and subject to all agreements and easements of probated record.

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

1986 MAY 30 PM 12:26

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

RECORDING FEES

Recording Fee	\$ 10.00
Index Fee	1.00
TOTAL	\$ 11.00