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american title insurance company

BIRMINGHAM, ALABAMA

This instrument was prepared by

(Name) R. Dale Wallace, Jr.

(Address) 2100 SouthBridge Parkway, Suite 376, Birmingham, Alabama 35209

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

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ten Thousand and 00/100-----(\$110,000.00)--- (dollars).

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Philip C. Brabner and wife, Tracy Land Brabner

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto L. Andrew Hollis, Jr.

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

The SE 1/4 of NW 1/4 of NE 1/4, Section 22, Township 18 South, Range 1 West, Shelby County, Alabama, to-wit:

Subject to a 50 foot strip on the West side thereof for a road right-of-way.

Also an easement of 50 feet in width along the south line of the SW 1/4 of NW 1/4 of NE 1/4 of said Section 22, Township 18 South, Range 1 West, Shelby County, Alabama.

1) The ad valorem tax for 1987 and thereafter.

2) Restrictions, covenants and conditions as set out in instrument recorded in Real 56 page 779 in Probate Office.

3) Right of ingress and egress as shown by Real 56 page 823 and Real 18 page 775 in Probate Office.

4) Maintenance obligation and grant of easements as shown by Real 56 page 823 and Real 56 page 783 in Probate Office.

The property granted herein includes that certain strip of land that runs to the proposed pave road as shown in the preliminary subdivision map dated September 3, 1986, prepared by Sain-South Engineering, which is the subject of the above referenced 50 foot easement on the South line of the SW 1/4 of NW 1/4 of NE 1/4 of said section 22, Township 18 South, Range 1 West, in said County.

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 30th day of December, 1986

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

1987 JAN -7 PM 1:52

(Seal)

(Seal)

JUDGE OF PROBATE

(Seal)

Philip C. Brabner
Tracy Land Brabner

(Seal)

(Seal)

(Seal)

Deed tax 110.00
Rec 250
Sub 102
11352

General Acknowledgment

STATE OF ALABAMA

Shelby

COUNTY

I, R. Dale Wallace

hereby certify that Philip C. Brabner and wife, Tracy Land Brabner

whose name S 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 30th day of December, A. D., 1986

SEIER, JOHNSTON & WALLACE

ATTORNEYS AT LAW
2100 SOUTHBRIDGE PARKWAY

Notary Public