

1881

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable consideration to the undersigned GRANTORS, CAROLINE S. WALTERS and husband, J. B. WALTERS, III, individually and CAROLINE S. WALTERS, as Trustee under the Caroline Bailie Scott Grandchildren Trust, dated December 31, 1979, and recorded in Deed Book 324, page 251, in the Office of the Judge of Probate of Shelby County, Alabama; and CAROLINE S. WALTERS, as Trustee under the Caroline Bailie Scott Grandchildren Trust, dated December 31, 1979, and recorded in Deed Book 324, page 251, in the Office of the Judge of Probate of Shelby County, Alabama, in Trust for the use and benefit of William Gunter Scott, Jr., Evan W. Scott, Jordan Elizabeth Scott, Brian Scott Jones, Courtney Marie Scott, Ashley E. Jones; and CAROLINE S. WALTERS, as Trustee under the Caroline Bailie Scott Grandchildren Trust, dated December 31, 1979, and recorded in Deed Book 324, page 251, in the Office of the Judge of Probate of Shelby County, Alabama, for the benefit of Caroline Gibbs Walters, Jane Elizabeth Walters, Laura Amelia Walters, William Gunter Scott, Jr., Courtney Marie Scott, Brian Scott Jones, Elena Kristine Scott, Robert Brandon Scott, Ashley E. Jones, Katherine Alison Scott, Jordon Elizabeth Scott (herein referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto

BRICE H. BRACKIN and wife, LINDA R. BRACKIN

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

BOOK 120 PAGE 696

A parcel of land situated in the SW 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, described as follows: Beginning at the Southwest corner of the SW 1/4 of the SE 1/4 of Section 34, go North 1 deg. 35 min. 34 sec. West along the West boundary of said 1/4 1/4 Section 1202.65 feet to the South boundary of Shelby County Highway No. 44; thence three courses along said South boundary as follows: Go North 77 deg. 42 min. 11 sec. East for 248.21 feet to the beginning of a curve to the right having a central angle of 40 deg. 01 min. 32 sec. and a radius of 1105.92 feet; thence Easterly along this curve 772.57 feet; thence South 62 deg. 24 min. 42 sec. East for 148.59 feet; thence South 24 deg. 56 min. 53 sec. East for 101.00 feet to the West boundary of Shelby County Highway 264; thence 7 courses along said West boundary as follows: Go South 14 deg. 04 min. 20 sec. West for 109.00 feet; thence South 25 deg. 22 min. 53 sec. West for 50.99 feet; thence South 14 deg. 04 min. 20 sec. West for 150.00 feet; thence South 2 deg. 45 min. 45 sec. West for 50.99 feet; thence South 14 deg. 04 min. 20 sec. West for 550.00 feet; thence South 25 deg. 22 min. 53 sec. West for 50.99 feet; thence South 15 deg. 06 min. 36 sec. West for 65.98 feet to the South boundary of said 1/4 1/4 Section; thence South 89 deg. 54 min. 30 sec. West along said South boundary 873.41 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Right of Way granted to Southern Natural Gas by instrument recorded in Deed Book 143 page 511 and Deed Book 265 page 174 in Probate Office of Shelby County, Alabama.

Right of Way granted to Alabaster Water and Gas Board by instrument recorded in Deed Book 234 page 801 and Deed Book 265 page 89 in Probate Office of Shelby County, Alabama.

Easement to South Central Bell as shown by instrument recorded in Deed Book 294 page 580 in Probate Office of Shelby County, Alabama.

Right of Way granted to Shelby County by instrument recorded in Deed Book 155 page 568 in Probate Office of Shelby County, Alabama.

Easement to Southern Natural Gas as shown by instrument recorded in Deed Book 213 page 115 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

Dan Spittler

The Trustee/Grantor herein represents and acknowledges that no beneficiary of the trust has reached his or her 21st birthday and therefore there has been no written notice by any beneficiary to terminate the trust accorded said beneficiary after any said beneficiary reaches 21 years of age and further, that no beneficiary of the trust is deceased.

This property does not constitute the homestead of the Grantor herein.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTORS do for themselves, their successors and assigns, individually and in their capacity as trustees more particularly set out hereinabove, covenant with said GRANTEE, his, her or their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; and that we, and 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, the said GRANTORS, individually and as trustees duly authorized to execute this conveyance under the Trust of CAROLINE BAILIE SCOTT set out hereinabove, hereto set their signatures and seals, this 9 day of March, 1987.

TRUSTEE UNDER THE CAROLINE BAILIE SCOTT
GRANDCHILDREN TRUST, DATED DECEMBER 31,
1987 AND RECORDED IN DEED BOOK 324 PAGE
251, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA

By: Caroline S. Walters
Caroline S. Walters, Trustee

Caroline S. Walters
Caroline S. Walters, Individually

J. B. Walters, III
J. B. Walters, III, Individually

STATE OF FLORIDA)
COUNTY OF CLAY)

I, the undersigned, a Notary Public in and for said Parish, in said State, hereby certify that Caroline S. Walters, whose name as Trustee of the Caroline Bailie Scott Grandchildren Trust, 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, in his capacity as such Trustee, and with full authority, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 9 day of March, 1987.

Sharon P. Burness
Notary Public
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires May 14, 1989

STATE OF FLORIDA)
COUNTY OF CLAY)

I, the undersigned, a Notary Public in and for said Parish, in said State, hereby certify that Caroline S. Walters and husband, J. B. Walters, III, 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 9 day of March, 1987.

Sharon P. Burness
Notary Public
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires May 14, 1989

(NOTARIAL SEAL)
1. Deed Tax \$163.50
2. Mtg. Tax
3. Recording Fee 50.00
4. Indexing Fee 100.00
TOTAL 169.50