

This form furnished by:

71
Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:

(Name) JAMES R. MONCUS, JR.
(Address) 1318 ALFORD AVENUE, SUITE 102
BIRMINGHAM, ALABAMA 35226

Send Tax Notice to:

(Name) FRANK A. BROTHERTON
(Address) 2580 CROSSGATE PLACE
BIRMINGHAM, AL 35216

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY EIGHT THOUSAND FIVE HUNDRED AND NO/100 (\$28,500.00) DOLLARS

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

CHARLES R. SAUNDERS, A MARRIED MAN

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

FRANK A. BROTHERTON AND ALLEN B. ELLIS, AS TENANTS IN COMMON

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

SHELBY

County, Alabama, to-wit:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

THIS PROPERTY IS NOT THE HOMESTEAD OF GRANTOR OR HIS SPOUSE.

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 28TH
day of JANUARY, 19 89

(Seal)

Charles R. Saunders (Seal)
CHARLES R. SAUNDERS

(Seal)

(Seal)

(Seal)

(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 R. SAUNDERS, A MARRIED MAN

whose name(s) IS signed to the foregoing conveyance, and who IS 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 28TH day of JANUARY, 19 89

02-23-92

My Commission Expires:

[Signature]
Notary Public

EXHIBIT "A"

Part of the Northeast 1/4 of the Southwest 1/4 of Section 9, Township 18 South, Range 1 East described as follows:
Commence at the Northwest corner of the NE 1/4 of the SW 1/4 of Section 9, Township 18 South, Range 1 East; thence run North 86 deg. 40 min. 18 sec. East and along the North line for 1287.96 feet to the point of beginning; thence continue along same line for 660.15 feet to a point on the Northwesternly right of way of Alabama Highway No. 25; thence turn 114 deg. 06 min. 30 sec. to the right and run South 20 deg. 46 min. 48 sec. West and along said right of way for 150.80 feet to the point of beginning of a curve to the right, said curve having an intersecting angle of South 26 deg 15 min 34 sec West, a Radius at its right of way for 764.23 feet; thence run an Arc distance of 350.26 feet point of tangency; thence turn Tangent to said curve and run South 47 deg. 20 min. 22 sec. West and along said right of way for 243.16 feet to the Southeast corner of Dr. Selden's property; thence turn 110 deg. 09 min. 54 sec. to the right and run North 22 deg. 47 min. 44 sec. West and along Dr. Selden's Property for 603.67 feet to the point of beginning; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

BOOK 224 PAGE 896

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

89 FEB -1 AM 11:00

F. Thomas P. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 28.50
2. Mtg. Tax	5.00
3. Recording Fee	1.00
4. Indexing Fee	1.00
TOTAL	35.50

RECORDED
SHELBY COUNTY
ALABAMA
FEB 1 1989