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SEND TAX NOTICE TO:
James A. Braasch
2608 Vesclub Circle
Birmingham, Ala. 35216

THIS INSTRUMENT WAS PREPARED BY:
JOHN T. BLACK, BLACK AND MORGAN, ATTORNEYS
3432 Independence Drive
Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Four Thousand Five Hundred Sixty Four and No/100 Dollars (\$44,564.00), to the undersigned grantor, POST WELDING SUPPLY COMPANY, a corporation, (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto James A. Braasch and wife, Fran S. Braasch, (herein referred to as Grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby and Bibb Counties, Alabama.

PARCEL NO. 14, according to the map and plat of a Resurvey of Whispering Pines Farms, as recorded in Map Book 13, Page 131, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described by metes and bounds as follows:

Begin at the southeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 11, Township 21 south, Range 5 west, Bibb County, Alabama and run thence S 86° 46' 18" W along the south line of said quarter-quarter section 408.63' to a point in the centerline of a sixty (60) foot wide easement, Thence run N 11° 36' 58" W along the centerline of said easement 235.94' to a point, Thence run N 6° 08' 00" W along same said centerline of same said easement 419.14' to a point, Thence run N 2° 51' 00" W along same said centerline of same said easement 516.35' to a point, Thence run N 1° 32' 00" W along same said centerline of same said easement 162.34' to a point on the north line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Thence run N 86° 48' 56" E along said north line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of same said Section 11 a distance of 1,118.02' to a point, Thence run S 3° 52' 16" E a distance of 1,329.85' to a point on the south line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 11, Thence run S 86° 46' 18" W along said quarter-quarter line a distance of 676.86' to the point of beginning, containing 34.28 acres, more or less.

LESS AND EXCEPT: Coal, oil, gas and other mineral interests in, to or under the land herein described and all mining rights together with all rights, privileges and immunities relating thereto.

This conveyance is subject to the restrictive covenant hereby imposed by Grantor that no mobile home and/or house trailer shall be placed upon or be permitted to remain on any part of the said described real estate, which said restriction shall run with the said land.

THIS CONVEYANCE IS SUBJECT TO:

1. All taxes for the year 1990 and subsequent years, not yet due and payable.
2. Easement to Plantation Pipeline Company as recorded in Volume 112, page 389, Volume 112, page 388, Volume 112, page 390, Volume 112, page 577 and Volume 257, page 602 in the Probate Office of Shelby County, Alabama, and as recorded in Deed Book 54, Page 104, Deed Book 63, Page 531 and Deed Book 64, page 267 in the Probate Office of Bibb County, Alabama.
3. Easement to Colonial Pipe Line Company as recorded in Deed Book 53, Page 29; Deed Book 54, Page 104, Deed Book 64, Page 267 and Deed Book 92, Page 633 in the

4. Right of way to Alabama Power Company as recorded in Real 133, page 607 in the Probate Office of Shelby County, Alabama.
5. Right of Way to Shelby County as recorded in Volume 221, page 403 in the Probate Office of Shelby County, Alabama.
6. Riparian rights as to the lake as shown by recorded Map and easements as shown by recorded map.
7. Sixty (60) foot wide non-exclusive easement for purposes of ingress and egress and public utility service shown on Resurvey of Whispering Pines Farms as recorded in Map Book 13, Page 131 in the Probate Office of Shelby County, Alabama and as recorded in Deed Book 128, page 830 in the Probate Office of Bibb County, Alabama.
8. Rights of parties in possession, encroachments, overlaps, unrecorded easements, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its President, C. David Adderhold, who is authorized to execute this conveyance, has hereto set its signature and seal this the 6th day of November, 1989.

ATTEST:

POST WELDING SUPPLY COMPANY, a corporation

BY:

C. DAVID ADDERHOLD, ITS PRESIDENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, John T. Black, a Notary Public in and for said County in said State, hereby certify that C. David Adderhold, whose name as President of Post Welding Supply Company, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 6th day of November, 1989.

Notary Public

My Commission expires 10-26-94

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

89 NOV -7 AM 9:21

JAMES A. BRAASCH AND WIFE,
FRAN S. BRAASCH

POST WELDING SUPPLY COMPANY

TO

JAMES A. BRAASCH AND WIFE,
FRAN S. BRAASCH

WARRANTY DEED

STATE OF ALABAMA)
BIBB COUNTY)

OFFICE OF THE JUDGE OF PROBATE:

1. Deed Tax	\$45.00
2. Notary Tax	\$5.00
3. Recording Fee	\$3.00
4. Stamp Fee	\$1.00
5. Notary Stamp Fee	\$1.00
Total	\$54.00

RETURN TO:

JOHN T. BLACK
BLACK AND MORGAN, ATTORNEYS
3432 Independence Drive
Birmingham, Alabama 35209