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This Instrument Prepared by:
Michael B. French
2025 3rd Ave. N., Suite 215
Birmingham, Al. 35203

Send Tax Notice To:
Roger Shaner
7404 Cahaba Valley Rd.
Birmingham, AL 35242

STATE OF ALABAMA)
JEFFERSON COUNTY)

WARRANTY DEED

Value: \$1088.00

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar (\$1.00), the receipt and sufficiency of which are hereby acknowledged, that, Charles and Esther Bragg, husband and wife, hereinafter called "Party of the First Part," do hereby GRANT, BARGAIN, SELL AND CONVEY unto Roger D. and Teresa J. Shaner, husband and wife, hereinafter called "Party of the Second Part", in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Jefferson County, Alabama, to-wit:

Begin at the NW corner of the S 1/2, SE 1/4, SW 1/4 of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama; thence running East along North line of said S 1/2 a distance of 2447.25 feet to the point of beginning; thence turn right 90 degrees and run South a distance of 1485.0 feet to a point on the northern boundary line of County Road #83; thence running in an Easterly direction along boundary line an arc distance of 230.0 feet; thence turn left 90 degrees and run in a northerly direction a distance of 1335.0 feet to a point; thence turn left 90 degrees and run west a distance of 180.02 feet to the point of beginning.

Said tract is described as lot #9, Shelby Estates, containing 5.8 acres, more or less.

As part of the consideration for this conveyance, the Grantee hereby assumes, agrees to pay, and otherwise comply with all the terms and provisions of that certain Mortgage to Shelby Estates, Inc. dated December 8, 1986 and recorded in Mortgage Book 109, Page 278, Records of the Probate Court of Shelby County, Alabama. Grantor warrants that said Mortgage and Note thereby secured are current and not in default and that no default will be created by virtue of this conveyance and that no fees are due to the holders of said instruments as a result of this transfer.

Grantor expressly reserves an easement of ingress and egress across the property conveyed.

This conveyance is subject to all easements, rights-of-way and restrictions of record affecting said property. No title search

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has been done, and the attorney assumes no responsibility.

TO HAVE AND TO HOLD to the said Party of the Second Part in fee simple forever, together with every contingent remainder and right of reversion.

The Party of the First Part, does individually and for the heirs, executors and administrators of the Party of the First Part covenant with said Party of the Second Part and the heirs and assigns of the Party of the Second Part, that the Party of the First Part is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Party of the First Part has a good right to sell and convey the said premises; that the Party of the First Part and the heirs, executors, and administrators of the Party of the First Part shall warrant and defend the said premises to the Party of the Second Part and the heirs and assigns of the Party of the Second Part forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Party of the First Part has executed this Deed and set the seal of the Party of the First Part thereto on this the 17 day of August, 1990 at Birmingham, Alabama.

PARTY OF THE FIRST PART

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

90 SEP -7 AM 9:45

James A. Shumaker, Jr.
JUDGE OF PROBATE

Charles Bragg
Charles Bragg

Esther Bragg
Esther Bragg

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STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGEMENT

	1.50
	5.00
	3.00
	1.00
Total	10.50

I, Mary Kathryn Muephee, a Notary Public for the State of Large, hereby certify that Charles and Esther Bragg, husband and wife, whose names are signed to the foregoing Warranty Deed, who are made known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 17 day of August, 1990.

Mary Kathryn Muephee
Notary Public

MY COMMISSION EXPIRES JUNE 20, 1993