

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:
MICHAEL E. STEPHENS
1421 INDIAN CREST DR.
INDIAN SPRINGS, AL
35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Twenty-Four Thousand and No/100 Dollars (\$24,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, BRIAN BRASHIER, ___married, TAMMY BRASHIER THOMAS, ___married, and MARK BRASHIER, ___married (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto MICHAEL E. STEPHENS, herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Taxes due in the year 1992 and thereafter. (2) Subject to riparian rights of others if any with respect to any part of the subject property being within Bishop Creek; (3) Subject to any flooding of Bishop Creek.

The property conveyed herein does not constitute any part of the homestead of any of the Grantors.

Tammy Brashier Thomas is one and the same person as Tammy Brashier.

TO HAVE AND TO HOLD to the said Grantee, his successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his successors and assigns, that we 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; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set their hands and seals, this the 7 day of April, 1992.

Brian Brashier
Brian Brashier

Tammy Brashier Thomas
Tammy Brashier Thomas

Mark Brashier
Mark Brashier

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that BRIAN BRASHIER ___married, TAMMY BRASHIER THOMAS, ___married and MARK BRASHIER, ___married, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this date that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7 day of April, 1992.

[Signature]
Notary Public
My Commission Expires: 3-1-94

EXHIBIT "A"

From the Northeast corner of Section 28, Township 19 South, Range 2 West, run Southerly along the East boundary line of said Section 975.6 feet, more or less, to a point on the South Right of Way line of the Cahaba Valley Road; thence turn 69 deg. 51 min. to the right and run Southwesterly along the South Right of Way line of said road 246.0 feet to the point of beginning of the land herein described; thence continue Southwesterly along last said course for 21.28 feet; thence turn 69 deg. 51 min. to the left and run Southerly parallel to the East boundary line of said Section 450.0 feet, more or less, to the center of Bishop Creek; thence run Southerly down along the center of said creek, with the meanderings thereof 950 feet, more or less, to a point that is 230.94 feet West of and perpendicular to a point that is on the East boundary line of said Section that is 2040.35 feet South of the Northeast corner of said Section 28, Township 19 South, Range 2 West; thence run Northerly parallel to the East boundary line of said Section 980.0 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Also described as:

Commence at the SE Corner of the NE 1/4 of Section 28, Township 19 South, Range 2 West, said corner being a found old iron; thence run N 0°-04'-22" W along the East Line of said Section 28, 553.53' to a point on the centerline of Bishop Creek; thence run S 35°-39'-16" W, 95.17', along said centerline; thence run S 53°-43'-35" W, 145.44', along said centerline; thence run N 74°-44'-15" W, 60.15', along said centerline; thence run N 0°-04'-21" W, 192.52' to a point on the centerline of Bishop Creek, said point being the Point of Beginning; thence run N 73°-55'-27" W, 130.74', along said centerline; thence run N 83°-28'-37" W, 80.69', along said centerline; thence run N 50°-19'-37" W, 74.31', along said centerline; thence run N 52°-54'-47" W, 65.29', along said centerline; thence run N 3°-27'-19" E, 124.93', along said centerline; thence run N 19°-17'-25" E, 73.82', along said centerline; thence run N 44°-38'-38" E, 85.95', along said centerline; thence run N 32°-39'-17" E, 88.78', along said centerline; thence run N 46°-26'-40" E, 67.42', along said centerline; thence run N 68°-11'-56" E, 81.68', along said centerline; thence run S 69°-43'-37" E, 31.46', along said centerline; thence run N 0°-04'-21" W, 451.03' to a point on the South right-of-way line of Cahaba Valley Road (80' ROW); thence run N 69°-48'-38" E, 21.28', along said right-of-way; thence run S 0°-04'-21" E, 986.73', to the Point of Beginning, containing 3.08 acres more or less.

04/15/1992-4652
04:13 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 NCD 33.00