

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
(Address) 728 Shades Creek Parkway, Suite 120
Birmingham, Alabama 35209

Send Tax Notice To: SAVANNAH DEVELOPMENT, INC.
name 2086 Valleydale Terrace
Birmingham, AL 35244
address

WARRANTY DEED-

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-One Thousand Five Hundred Sixty and No/100 (\$131,560.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we, JULIAN H. BRASWELL, a married man

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

SAVANNAH DEVELOPMENT, INC.

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

See the attached Exhibit "A" for the legal description of the property conveyed herein which is incorporated herein and made a part hereof.

SUBJECT TO:

1. Ad valorem taxes for the year 1995, which are a lien, but not yet due and payable until October 1, 1995.
2. Easements, rights-of-way and restrictions of record.

The property conveyed herein does not constitute the homeplace of the grantor or his spouse.

Inst # 1994-36643

12/15/1994-36643
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 143.00

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 the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seised in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 7th day of December, 1994.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ~~ALABAMA~~ FLORIDA

DADE COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JULIAN H. BRASWELL, a married man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of December, A. D., 1994.

My commission expires:

OFFICIAL NOTARY SEAL
ARTHUR R. FRANKLYN
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. SEPT 23 1998
COMMISSION #408094

Affix Notarial Seal

Notary Public

EXHIBIT A
(Real Estate Description)

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West in Shelby County, Alabama and more particularly described as follows:

Commence at the SE Corner of the SW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West; thence N 89deg-31'-54" W along the south line of said 1/4-1/4 section a distance of 689.12'; thence N 0deg-11'-15" W a distance of 9.57' to the southwesterly most corner of Lot 59 of A Resurvey of Lots 58, 59, and 60, Chadwick Sector 2, as recorded in Map Book 18, Page 61, in the Office of the Judge of Probate, Shelby County, Alabama; thence N 0deg-07'-36" E a distance of 98.10'; thence N 26deg-07'-07" E a distance of 179.08'; thence N 0deg-27'-44" E a distance of 63.93' to the POINT OF BEGINNING; thence continue along the last described course and the western boundaries of Lots 63, 64, and 65 of Chadwick Sector 2, as recorded in Map Book 17, Page 127, in the Office of the Judge of Probate, Shelby County, Alabama, a distance of 93.79'; thence N 89deg-32'-04" W a distance of 75.00'; thence N 0deg-27'-44" E a distance of 237.35'; thence N 89deg-37'-12" W a distance of 823.95'; thence S 0deg-22'-45" W a distance of 333.19'; thence S 89deg-21'-41" E a distance of 77.98'; thence N 1deg-08'-46" W a distance of 44.56'; thence S 89deg-42'-43" E a distance of 99.86'; thence S 86deg-14'-06" E a distance of 723.08' to the Point of Beginning.

Inst # 1994-36643

12/15/1994-36643
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 143.00