

This instrument was prepared by

Grantee's address:

HARRISON, CONWILL, HARRISON & JUSTICE

Larry Brasher  
37 Longhorn Lane  
Columbiana, AL 35051

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-seven Thousand Five Hundred Twenty and no/100 Dollars  
(\$47,520.00)

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

James B. McLester, Jr. and Barbara W. McLester, husband and wife

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

Larry Brasher

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

Shelby

County, Alabama, to-wit:

05/31/1995-14152  
03:19 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
NCD 23.50

Inst # 1995-14152

Commence at the SW corner of the SE 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 1 west; thence run Northerly along the West line thereof for 34.48 feet to the point of beginning; thence continue last described course for 486.90 feet to a fence; thence 79° 04' 50" right run Northeasterly along said fence for 603.36 feet; thence 87° 43' 36" right run Southeasterly along a fence for 417.36 feet; thence 67° 34' 28" left run Southeasterly along a fence for 138.87 feet; thence 74° 18' 30" right run Southerly along a fence for 177.87 feet to the center of a 30 foot easement; thence 70° 45' right run Southwesterly along said easement for 120.46 feet; thence 7° 14' right continue along said easement for 88.51 feet; thence 3° 26' right continue along said easement for 186.74 feet; thence 9° 49' 52" left run along said easement for 55.52 feet; thence 77° 17' 08" left run Southerly for 15.38 feet; thence 77° 17' 08" right run Westerly for 92.49 feet; thence 8° 16' 25" right run 62.77 feet; thence 15° 45' 25" right run 68.08 feet; thence 10° 36' 42" right run 67.99 feet; thence 4° 48' 42" left continue Westerly for 61.47 feet; thence 25° 38' 22" left run Southeasterly for 61.97 feet; thence 16° 57' left run 39.36 feet to the northerly right of way for Shelby County Road No. 49; thence 54° 04' 40" right run Northwesterly along said right of way for 37.05 feet; thence 125° 55' 20" right run Northeasterly for 65.56 feet; thence 16° 57' right run 59.31 feet; thence 11° 02' 10" right run 23.96 feet to a fence; thence 87° 26' 31" left run Northerly along said fence for 34.35 feet; thence 7° 40' 40" left run 56.31 feet; thence 17° 16' left continue along said fence for 45.73 feet; thence 8° 34' left run Northwesterly for 73.25 feet to the point of beginning; being situated in Shelby County, Alabama. Containing 10.56 acres according to the survey and plat of Thomas E. Simmons, L.S.# 12945, dated April 3, 1995, a copy of which is attached hereto as Exhibit A.

Grantors reserve an easement for ingress, egress, and utilities over and across the existing road or drive along the Southern boundary line of the above described property, said road or drive leading Easterly from Shelby County Highway No. 49. Grantors also reserve an easement to use the southernmost part of the above described property to install and maintain a septic tank, field lines, and other associated facilities for the benefit of Grantors' adjoining property lying south of the above described property.

Subject to all liens, easements, restrictions, and encumbrances now existing on said property, including right-of-way granted to Shelby County by instrument recorded in Deed Book 207 page 22, in the Probate Office of Shelby County, Alabama; easements set out in Instrument #1994-32346, Instrument #1994-32344, Instrument #1994-32345, and Instrument #1994-34342, all in the Probate Office of Shelby County, Alabama; and encroachment of fence along west line as shown by survey of Thomas E. Simmons, dated April 3, 1995.

\$36,000.00 of the purchase price was paid by note and mortgage executed simultaneously herewith.

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 30th

day of May, 19 95.

(SEAL)

James B. McLester, Jr.

(SEAL)

(SEAL)

Barbara W. McLester

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned

in said State, hereby certify that James B. McLester, Jr. and Barbara W. McLester, husband and wife

a Notary Public in and for said County.

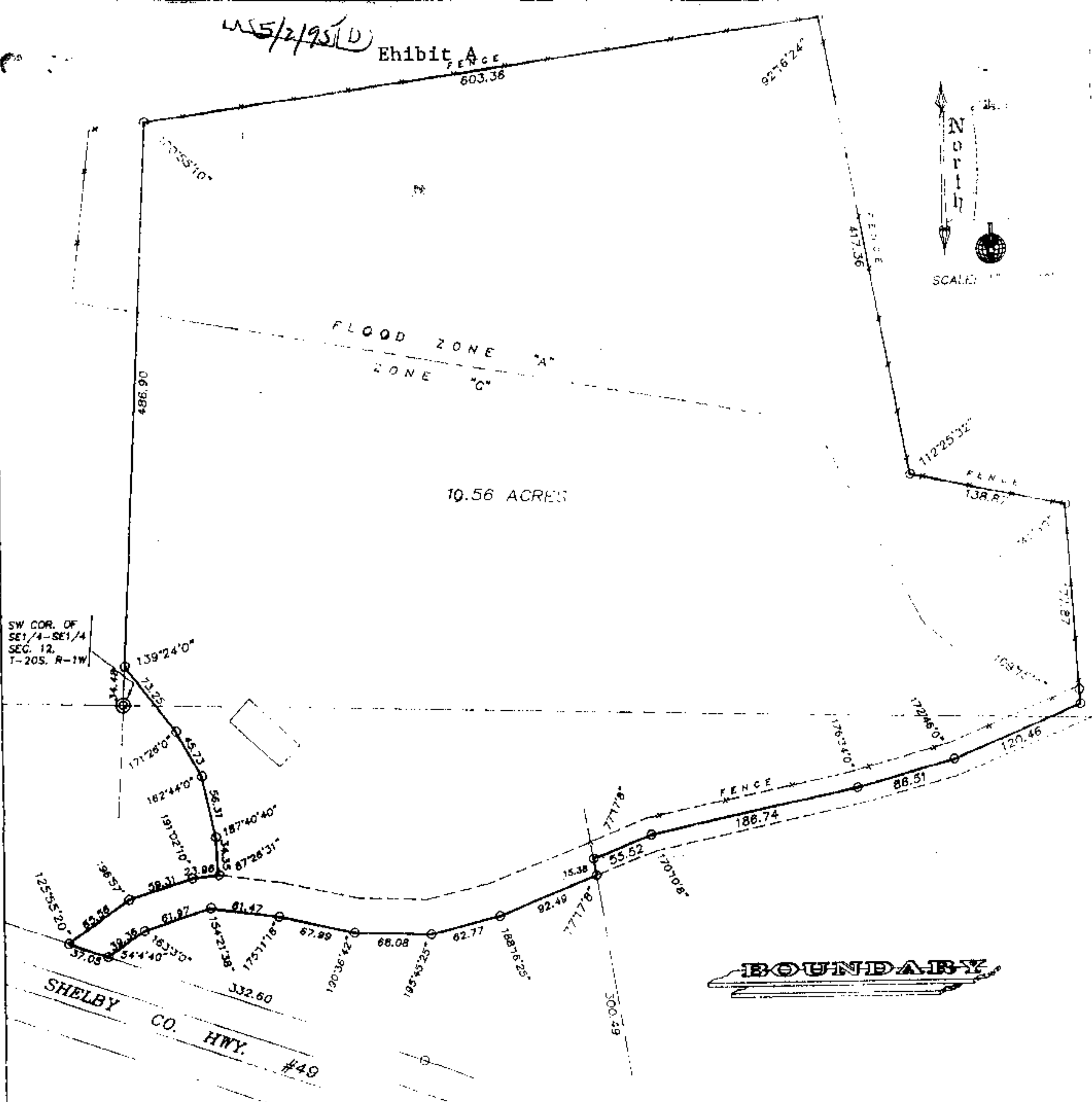
Whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.  
he/she/they

Given under my hand and official seal this 30th day of May, A.D. 19 95.  
FIRST NATIONAL BANK OF COLUMBIANA  
POST OFFICE BOX 977  
COLUMBIANA, ALABAMA 35051

William R. Justice  
Notary Public

05/2/95 (D)

Exhibit A



LEGAL DESCRIPTION:

Commence at the SW corner of the SE1/4 of the SE1/4 of Section 12, Township 20 South, Range 1 West; thence run Northerly along the west line thereof for 34.48 feet to the Point of Beginning; thence continue last described course for 486.90 feet to a fence; thence 79°04'50" right run Northeasterly along said fence for 603.36 feet; thence 87°43'36" right run Southeasterly along a fence for 417.36 feet; thence 67°34'28" left run Southeasterly along a fence for 138.87 feet; thence 74°18'30" right run Southerly along a fence for 177.87 feet to the center of a 30 foot easement; thence 70°45' right run Southwesterly along said easement for 120.46 feet; thence 7°14' right continue along said easement for 88.51 feet; thence 3°26' right continue along said easement for 186.74 feet; thence 9°49'52" left run along said easement for 55.52 feet; thence 77°17'08" left run Southerly for 15.38 feet; thence 77°17'08" right run Westerly for 92.49 feet; thence 8°16'25" right run 62.77 feet; thence 15°45'25" right run 68.08 feet; thence 10°36'42" right run 67.99 feet; thence 4°48'42" left continue Westerly for 61.47 feet; thence 25°38'22" left run Southeasterly for 61.97 feet; thence 16°57' left run 39.36 feet to the northerly R/W for Shelby County road No. 49; thence 54°04'40" right run Northwesterly along said R/W for 37.05 feet; thence 125°55'20" right run Northeasterly for 65.56 feet; thence 16°57' right run 59.31 feet; thence 11°02'10" right run 23.96 feet to a fence; thence 87°26'31" left run Northerly along said fence for 34.35 feet; thence 7°40'40" left run 56.31 feet; thence 17°16' left continue along said fence for 45.73 feet; thence 8°34' left run Northwesterly for 73.25 feet to the Point of Beginning. Containing 10.56 Acres.

STATE OF ALABAMA  
SHELBY COUNTY

I, THOMAS E. SIMMONS A REGISTERED LAND SURVEYOR OF ALABAMA DO HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT MAP OR PLAT OF THE AFORE DESCRIBED PROPERTY AND THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA. AND THAT I HAVE CONSULTED THE F.I.A. FLOOD HAZARD BOUNDARY MAP AND FOUND THIS PROPERTY IS LOCATED IN ZONE "C" WHICH IS NOT A DESIGNATED SPECIAL FLOOD HAZARD AREA, EXCEPT THAT PART THAT MAY BE SHOWN ON ABOVE MAP OR PLAT. And that there has been no abstract or title search performed except as may be noted above; and that the use of or acceptance of this survey plat and/or monuments of survey shown hereon hereby limits the undersign's liability for any cause of action related hereto to an amount not to exceed the fee charged.

ACCORDING TO SURVEY THIS 3RD DAY OF APRIL, 1995.



SURVEYOR:  
*Thomas E. Simmons*  
THOMAS E. SIMMONS LS# 12945  
P. O. BOX 895 PINSON, AL 35126  
TEL: (205) 681-3679

<b>SIMMONS SURVEYING</b>	
DRAFTSMAN: TOM	CHECKED BY:
DRAWING NO.: 46-95	CHECKING DATE:

Inst # 1995-14152

05/31/1995-14152  
03:19 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 23.50