

This Document prepared by:
John R. Holliman
2491 Pelham Pkwy
Pelham, Al 35124

Send Tax Notice to:
Ken Brast

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of Five Hundred Dollars (\$500.00) and the assumption of the herein described mortgage to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Johnny Cecil Williams, an unmarried man, herein referred to as grantors) do grant, bargain and sell and convey unto Ken Brast (herein referred to as grantees), the following described real estate situated in Shelby County, Alabama to wit:

See attached Exhibit A for legal description which is hereby incorporated by reference as though fully set out herein.

SUBJECT TO: (1) Taxes for the year 1996 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record, if any. (3) Mortgage in favor of Katherine C. Shepherd, dated the 23rd day of December, 1994, which said mortgage, Grantor hereby allows Grantee to assume and Grantee herein agrees to assume and pay the remaining balance in the approximate amount of \$129,188.94 according to the terms and conditions as set forth in said mortgage and therein referenced promissory note of even date therewith.

All parties acknowledge that no title search was performed and the information was provided to and relied upon by John R. Holliman for preparation of this deed.

And I (we) do for myself(ourselves) and for my (ours) heirs, executors and administrators covenant with the said grantees, 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 noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (ours) 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.

Given under my hand and seal on this the 21st day of November, 1995.

Johnny Cecil Williams
Johnny Cecil Williams

STATE OF Alabama)

Shelby COUNTY)

I, a Notary Public in and for said County, in said State, hereby certify that Johnny Cecil Williams, an unmarried 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.

Given under my hand and official seal this the 21st day of November, 1995.

Catherine M. Scott
NOTARY PUBLIC

My commission expires: 8-3-98

Inst # 1995-34792

02/28/95 1995-34792
SHELBY COUNTY JUDGE OF PROBATE

002 MCD 11.50

11/21/95 12:37

TX/RX NO. 2463

P.001

Inst # 1995-34792

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EXHIBIT A

A portion of the SE 1/4 of the NW 1/4 of Section 22, Township 22 South, Range 3 East, were particularly described as follows:
Begin at the Northeast corner of Section 22, Township 22 South, Range 3 East and run Southerly along the West side of the said Section for 1387.47 feet to the Northwest corner of the SE 1/4 of the NW 1/4 of said Section; thence turn an angle of 88 degrees 39 minutes 58 seconds to the left and run Easterly for 188.21 feet; then turn an angle of 88 degrees 43 minutes 50 seconds to the right and run Southerly for 134.47 feet to a point on the South 80 foot right-of-way of Davila Drive; this being the point of beginning; then continue along the same line running Southerly for 421.75 feet to a point on the North 50 foot right-of-way of Overland road; then turn an angle of 88 degrees 39 minutes to the left and run Easterly along the North right-of-way of Overland Road for 288.88 feet; then turn an angle of 91 degrees 21 minutes to the left and run Easterly for 443.31 feet to a point on the South 80 foot right-of-way of Davila Drive; then turn an angle of 94 degrees 32 minutes to the left and run Westerly along the South R.O.W. of Davila Drive for 288.58 feet back to the point of beginning. Situated in Shelby County, Alabama.

Inst # 1995-34792

12/05/1995-34792
02:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 11.50