

**PREPARED BY:**  
Connie Shaw Granata  
Granata, Ellenberger & Porter, P.C.  
Post Office Box 94  
Chelsea, Alabama 35043  
(205) 878-2234

**Send tax notice to:**  
Charles E. Bradberry and Gayle K. Bradberry  
271 Kendrick Road  
Chelsea, Alabama 35043

Inst # 1996-11702

**STATE OF ALABAMA**

**COUNTY OF JEFFERSON**

**DEED**

**THIS INDENTURE**, made and entered into on this the 22nd day of January, 1996, by and between Double Mountain, LLC, hereinafter referred to as GRANTOR, and Charles E. Bradberry and Gayle K. Bradberry, husband and wife, whose address is 271 Kendrick Road, Chelsea, Alabama 35043, hereinafter referred to as GRANTEES;

**WITNESSETH**

That for and in consideration of the sum of Seventy-Seven Thousand Two Hundred Thirty-Five and 00/100 (\$77,235.00) DOLLARS, the receipt of which is hereby acknowledged, GRANTORS do hereby grant, bargain, sell and convey unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situate, lying and being in the County of Shelby, State of Alabama, to wit:

Beginning at the Northeast corner of Section 11, Township 20 South, Range 2 West, Shelby County, Alabama, run in a Westerly direction along the North line of said Section for a distance of 1,336.58 feet to an existing 1 inch crimp iron pin; thence turn an angle to the right of 88 degrees 09 minutes 44 seconds and run in a Northerly direction for a distance of 195.57 feet to an existing 1 1/2-inch iron pipe; thence turn an angle to the left of 87 degrees 21 minutes 41 seconds and run in a Westerly direction for a distance 264.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 92 degrees 38 minutes 19 seconds and run in a Southerly direction for a distance 445.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 88 degrees 00 minutes 36 seconds and run in an Easterly direction for a distance of 1600.74 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle left of 92 degrees 01 minutes 37 seconds and run in a Northerly direction for a distance of 250.0 feet, more or less, to the point of beginning. Containing 10.298 acres, more or less.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** unto the said GRANTEES, for and during their joint lives, and upon the death of them, then to the survivor of them, in fee simple, forever.

**THIS CONVEYANCE IS MADE SUBJECT, HOWEVER,** to the following:

1. All easements; restrictions; rights-of-way; roadways; public utilities and other easements heretofore filed for record which affect such property; timber rights owned by others, including the current timber contract with International Paper Company, of which the Grantees are aware; mineral and mining rights owned by others; ad valorem taxes, and all liens therefor, including any additional taxes levied as a result of the conversion of the property from its current use; all of which shall be paid by Grantees; and

2. Grantor reserves rights of ingress and egress on all roads, rights-of-way and easements now located on the subject property; and

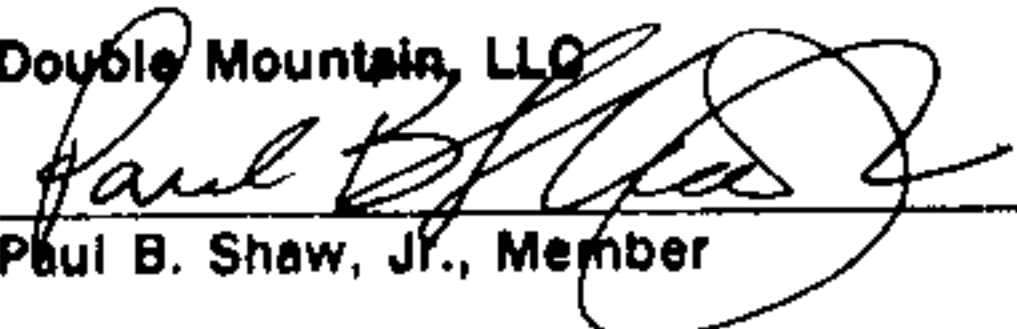
3. Grantees agree and contract with Grantor to limit the use of the subject property to single family residential use and agrees that the subject property shall not be subdivided for forty (40) years from the date of execution of this document, without express written permission of Grantor.

**IN WITNESS WHEREOF**, GRANTORS have hereunto set their hands and seals on this the day and in the year first hereinabove written.

04/10/1996-11702  
12:34 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 91.00

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals on this the day and in the year first hereinabove written.

Double Mountain, LLC


  
Paul B. Shaw, Jr., Member

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that Paul B. Shaw, Jr., Member, Double Mountain, LLC, 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 same bears date.

GIVEN UNDER MY HAND this the 22nd day of January, 1998.

  
Notary Public, State of Alabama at Large

My Commission Expires: 6-24-98

NOTE: The preparation of this document does not constitute an examination of title as to the property described herein. The above attorneys have made no such title examination unless reflected by separate documents signed by such attorneys.

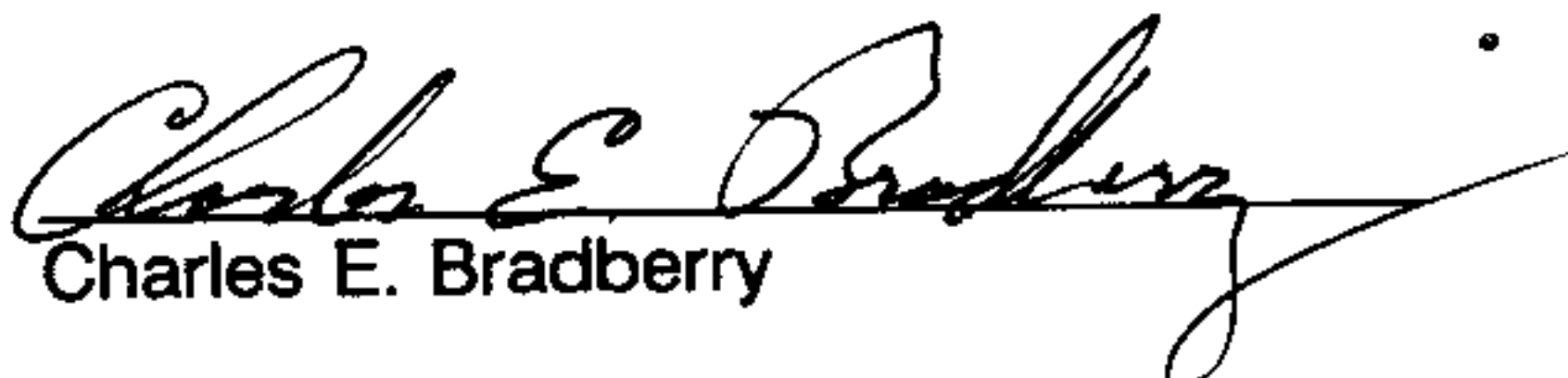
## ACKNOWLEDGEMENT OF GRANTEES

The undersigned, Charles E. Bradberry and Gayle K. Bradberry, hereinafter referred to as "the Grantees," hereby acknowledge that the conveyance to the Grantees by deed from Double Mountain, L.L.C., on this date is subject to the following:

1. All easements; restrictions; rights-of-way; roadways; public utilities and other easements heretofore filed for record which affect such property; timber rights owned by others, including the current timber contract with International Paper Company, of which the Grantees are aware; mineral and mining rights owned by others; ad valorem taxes, and all liens therefor, including any additional taxes levied as a result of the conversion of the property from its current use; all of which shall be paid by Grantees; and

2. Grantor reserves rights of ingress and egress on all roads, rights-of-way and easements now located on the subject property; and


3. Grantees agree and contract with Grantor to limit the use of the subject property to single family residential use and agrees that the subject property shall not be subdivided for forty (40) years from the date of execution of this document, without express written permission of Grantor.

  
Charles E. Bradberry

\_\_\_\_\_  
Gayle K. Bradberry

STATE OF ALABAMA  
JEFFERSON COUNTY

Sworn to and subscribed before me, a Notary Public in and for said County and State, on this the 22 day of January, 19 96.

  
Notary Public  
My commission expires 6/24/98

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SHELBY COUNTY JUDGE OF PROBATE  
91.00