

WARRANTY DEED

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$100.00), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **FRANK BRAGAN, PAUL DREHER, GEORGE DREHER AND L. DOUGLAS JOSEPH, each a married man,** (herein referred to as Grantors) do grant, bargain, sell and convey unto **FRANK BRAGAN,** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

From the N.W. corner of the SE 1/4 - SE 1/4 of Section 14 T20S-R1W, being the point of beginning of herein described parcel of land, run thence South along the West boundary of said SE 1/4 - SE 1/4 a distance of 693.50 feet; thence turn 90 degrees 00 minutes left and run 385.18 feet; thence turn 55 degrees 33 minutes 20 seconds left and run 145.68 feet; thence turn 35 degrees 03 minutes 25 seconds right and run 169.52 feet; thence turn 21 degrees 45 minutes 30 seconds left and run 761.23 feet to a point on the North boundary of aforementioned SE 1/4-SE 1/4; thence turn 137 degrees 38 minutes 30 seconds left and run 1184.18 feet to the point of beginning of herein described parcel of land, containing 12.62 acres.

From the S.W. corner of the NE 1/4 - SE 1/4 of Section 14, T20S-R1W, run thence East along the South boundary of said NE 1/4 - SE 1/4 a distance of 667.82 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 166.25 feet; thence turn 63 degrees 42 minutes 10 seconds left and run 54.38 feet; thence turn 28 degrees 51 minutes 11 seconds left and run 117.04 feet; thence turn 36 degrees 12 minutes 25 seconds left and run 58.18 feet; thence turn 19 degrees 05 minutes 36 seconds right and run 131.29 feet; thence turn 58 degrees 58 minutes 51 seconds left and run 111.41 feet; thence turn 102 degrees 06 minutes 36 seconds left and run 356.63 feet to the point of beginning of herein parcel of land, containing 1.28 acres.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

The property described in this Instrument is not the homestead of the grantor. Said grantor is conveying pursuant to Section 1-10-3 of the Code of Alabama, as amended.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted 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 heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 27<sup>th</sup> day of March, 1996.

FRANK BRAGAN

PAUL DREHER

GEORGE DREHER

L. DOUGLAS JOSEPH

Inst # 1996-12593

04/18/1996-12593  
10:30 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 13.50

Inst # 1996-12593

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **FRANK BRAGAN**, 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 the <sup>28<sup>th</sup></sup> day of March, 1996.

*Heleen Napier Walker*  
Notary Public

My Commission Expires: *4/11/98*

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **PAUL DREHER**, 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 the <sup>27<sup>th</sup></sup> day of March, 1996.

*Heleen Napier Walker*  
Notary Public

My Commission Expires: *4/11/98*

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **GEORGE DREHER**, 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 the <sup>27<sup>th</sup></sup> day of March, 1996.

*Heleen Napier Walker*  
Notary Public

My Commission Expires: *4/11/98*

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **L. DOUGLAS JOSEPH**, 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 the <sup>27<sup>th</sup></sup> day of March, 1996.

*Heleen Napier Walker*  
Notary Public

My Commission Expires: *4/11/98*

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