

# 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 **PAUL DREHER**, (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

From the NW corner of the SE 1/4 - SE 1/4 of Section 14, T20 S,-R1W, run thence South along the West boundary of said SE 1/4-SE 1/4 a distance of 693.50 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 693.43 feet to the SW corner of said SE 1/4-SE 1/4; thence turn 92 degrees 28 minutes 44 seconds left and run 460.0 feet along the South boundary of said SE 1/4-SE 1/4; thence turn 49 degrees 38 minutes 40 seconds left and run 1735.65 feet to a point on the North Boundary of the SW 1/4-SW 1/4 of Section 13, T20S-R1W; thence turn 129 degrees 24 seconds 10 minutes left and run 200.0 feet to the NE corner of the SE 1/4-SE 1-4 of Section 14, T20S-R1W; thence turn 01 degrees 37 minutes 39 seconds right and run 135.49 feet; thence turn 42 degrees 21 minutes 30 seconds left and run 761.23 feet; thence turn 21 degrees 45 minutes 30 seconds right and run 169.52 feet; thence turn 35 degrees 03 minutes 25 seconds left and run 145.68 feet; thence turn 55 degrees 33 minutes 20 seconds right and run 385.18 feet to the point of beginning of herein described parcel of land containing 18.55 acres.

From the SW corner of the SE 1/4-SE 1/4 of Section 14 T20S-R1W, run thence East along the South boundary of said SE 1/4 - SE 1/4 a distance of 460.0 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 466.10 feet; thence turn 44 degrees 35 minutes 49 seconds left and run 1421.12 feet; thence turn 92 degrees 52 minutes 24 seconds left and run 480.57 feet to a point on the North boundary of the SW 1/4-SW 1/4 of Section 13, T20 S-R1W; thence turn 92 degrees 10 minutes 26 seconds left and run 1735.65 feet to the point of beginning of herein described parcel of land, containing 14.91 acres.

TOGETHER WITH AND SUBJECT TO an easement for ingress and egress and utilities, having a segment 60.0 foot in width and a segment 80.0 foot in width, common to Parcels 2, 3, 4, 5, 6, 7 and eight and further described to-wit: From the N.E. Corner of the SW 1/4-SW 1/4 of Section 13, T20S-R1W, run thence West along the North boundary of said SW 1/4-SW 1/4 a distance of 120.83 feet to the point of beginning of the centerline of 60.0 foot width segment of herein described easement; thence turn 127 degrees 48 minutes 02 seconds left and run 452.37 feet along said easement centerline and the following courses; 10 degrees 24 minutes 24 seconds right for 96.25 feet; 39 degrees 24 minutes 48 seconds right for 59.71 feet; 43 degrees 39 minutes 25 seconds right for 177.09 feet; thence 22 degrees 10 minutes 27 seconds left for 74.86 feet; 15 degrees 04 minutes 15 seconds left for 148.41 feet; 20 degrees 30 minutes 52 seconds right for 137.97 feet; 19 degrees 43 minutes 34 seconds left for 95.26 feet; 63 degrees 41 minutes 13 seconds right for 249.19 feet; 32 degrees 43 minutes 05 seconds left for 170.97 feet; 22 degrees 07 minutes 40 seconds right for 189.25 feet; 22 degrees 42 minutes 25 seconds right for 221.28 feet; 14 degrees 15 minutes 25 seconds left for 181.58 feet; thence turn 12 degrees 14 minutes 55 seconds left and run 209.32 feet along said 60.0 foot easement to the point of beginning of the centerline of aforementioned 80.0 foot segment of said described easement; thence turn 20 degrees 31 minutes 46 second right and run 1387.96 feet along the centerline of said 80.0 foot easement to a point of intersection with the centerline of a 60.0 foot easement set forth in the recorded plat of a subdivision known as CHELSEA - 240, said easement also described in Book 283 at pages 482-484.

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,

04/18/1996-12595  
10:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

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

Inst # 1996-12595

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 seal, this 27<sup>th</sup> day of March, 1996.

  
FRANK BRAGAN

  
PAUL DREHER

  
GEORGE DREHER

  
L. DOUGLAS JOSEPH

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 27<sup>th</sup> day of March, 1996.

  
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 27<sup>th</sup> day of March, 1996.

  
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 27<sup>th</sup> day of March, 1996.

  
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 27<sup>th</sup> day of March, 1996.

Helen Napier Walker  
Notary Public

My Commission Expires:

4/11/98

Inst # 1996-12595

04/18/1996-12595  
10:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOB MCD 13.50