

Send Tax Notice to:

Charles S. Jager  
Post Office Box 577  
Helena, Alabama 35080

Inst \* 1996-32712

STATE OF ALABAMA )  
:  
SHELBY COUNTY )

### WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that the undersigned **CHARLES M. JAGER**, a married man (herein called the "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid to the Grantor by **CHARLES S. JAGER** (herein called the "Grantee"), the receipt and sufficiency of which consideration are hereby acknowledged, does hereby grant, bargain, sell and convey to the Grantee the land more particularly described on Exhibit A attached hereto and incorporated herein, together with all structures and other improvements thereon, situated in Shelby County, Alabama; subject, however, to the matters described on Exhibit A.

**TO HAVE AND TO HOLD** unto the Grantee and his successors, assigns, heirs and legal representatives in fee simple forever.

The Grantor does hereby covenant with the Grantee and his successors, assigns, heirs and legal representatives that he is lawfully seized in fee simple of said land; that said land is free from all encumbrances except as aforesaid; that he has a good right to sell and convey said land to the Grantee and that he will warrant and defend said land unto the Grantee and his successors, assigns, heirs and legal representatives, forever, against the lawful claims of all persons, except those claiming under the aforesaid encumbrances.

The Grantor represents and warrants that the land conveyed hereby does not constitute the homestead of either the Grantor or his spouse.

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The purchase price of the property conveyed hereby was paid from the proceeds of a mortgage loan closed simultaneously herewith.

10/03/1996-32712  
08:50 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 NCD 14.50

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on this  
26 day of July, 1996.

  
Charles M. Jager (SEAL)

STATE OF ALABAMA )  
: )  
JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CHARLES M. JAGER, a married man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal of office, this 26<sup>th</sup> day of July, 1996.

  
Karen Lee Pierce  
Notary Public

[ NOTARIAL SEAL ]

My Commission Expires: 10-26-98

This instrument was prepared by:

Meade Whitaker, Jr.  
2500 SouthTrust Tower  
Birmingham, Alabama 35203

## EXHIBIT A

Part of the east  $\frac{1}{2}$  of Section 15, Township 20 South, Range 3 West Shelby County, Alabama said part being more particularly described as follows: From the intersection of the south line of the L & N Railroad right of way and the center line of Prairie Branch, run east along said south line of the railroad right of way for 730.5 feet; thence turn an angle to the right of  $86^{\circ}20'$  and run southeasterly for a distance of 299.73 feet; thence turn an angle to the right of  $93^{\circ}31'$  and run westerly for 470 feet to the centerline of Prairie Branch for a point of beginning; thence turn an angle of  $180^{\circ}$  and run easterly for a distance of 470 feet; thence turn an angle to the right of  $86^{\circ}29'$  and run southeasterly for a distance of 55.91 feet; thence turn an angle to the left of  $75^{\circ}11'$  and run easterly for a distance of 250 feet; thence turn an angle to the left of  $99^{\circ}27'$  and run northwesterly for a distance of 404 feet to a point on the south line of the L & N Railroad right of way which is 1010.5 feet east of the center of Prairie Branch; thence turn an angle to the right of  $88^{\circ}18'$  and run easterly along the south line of said railroad right of way for a distance of 370.5 feet; thence turn an angle to the right of  $104^{\circ}54'$  and run southerly for a distance of 470.3 feet; thence turn an angle to the left of  $4^{\circ}37'$  and run southerly for a distance of 295.02 feet; thence turn an angle to the right of  $90^{\circ}52'$  and run westerly for a distance of 254.7 feet; thence turn an angle to the right of  $90^{\circ}04'$  and run northerly for a distance of 141.77 feet; thence turn an angle to the left of  $90^{\circ}$  and run westerly for a distance of 159.30 feet; thence turn an angle to the left  $17^{\circ}25'$  and run southwesterly for a distance of 280 feet more or less to the center of Prairie Branch; thence northerly along the centerline of Prairie Branch for a distance of 380 feet more or less to the point of beginning.

Taxes and assessments for the year 1996, and subsequent years, which are not yet due and payable.

Easement for Alabama Power Company recorded in Volume 199, page 426, Volume 206, page 206 and Volume 225, page 253, in the Probate Office of Shelby County, Alabama.

Easement to Shelby County, Alabama, recorded in Volume 222, page 955 and Volume 224, page 252, in the Probate Office of Shelby County, Alabama.

Easement to Plantation Pipe Line Company, recorded in Volume 112, page 327 and Volume 380, page 350, in the Probate Office of Shelby County, Alabama.

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