

P003 George Dreher
Box 131449
Bham, AL 35213

WARRANTY DEED

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

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

25,000

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

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 Grantee 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 **L. DOUGLAS JOSEPH** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

From the S.W. corner of Section 13, T20S-R1W, run thence East along the South boundary of said Section 13 a distance of 470.0 feet to the point of beginning of herein described parcel of land; thence turn 98 degrees 19 minutes 07 seconds left and run 777.33 feet; thence turn 52 degrees 35 seconds 11 minutes right and run 335.95 feet; thence turn 47 degrees 06 minutes 21 seconds right and run 365.59 feet; thence turn 115 degrees 46 minutes 29 seconds right and run 535.25 feet; thence turn 35 degrees 28 minutes 01 seconds left and run 530.25 feet to a point on the South boundary of said Section 13; thence continue along said course a distance of 277.80 feet to a point on the North boundary of an Alabama Power Company 100 foot right-of-way; thence turn 103 degrees 39 minutes 45 seconds right and run 325.85 feet along said R.O.W. boundary; thence turn 76 degrees 20 minutes 15 seconds right and run 247.13 feet to the point of beginning of herein described parcel of land, containing 10.33 acres.

Grantors herein reserve the "right of first refusal" to purchase at time Grantee offers parcel for sale.

The property described in this instrument is not the homestead of the grantors. Said grantors are 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 seal, this 28th day of April, 1997.

Inst # 1997-20204

06/27/1997-20204
03:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 38.00


FRANK BRAGAN


PAUL DREHER


GEORGE DREHER

1997-20204

GEORGE BREMER

L. Douglas Joseph
L. DOUGLAS JOSEPH, as Grantor and
as Grantee

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 28th day of April, 1997.

Walter Napier Walker
Notary Public

My Commission Expires: 4/11/98

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