

Value of interest conveyed = \$1,000.00
Deed executed to create joint survivorship only.

SEND TAX NOTICE TO:

Betty Erwin Bragg and Billy W. Bragg

117 Bragg Drive

Birmingham, Alabama 35242

Inst # 1998-01495

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 (\$1.00) DOLLAR and Love and Affection to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we **Betty Erwin Bragg** and husband, **Billy W. Bragg** (herein referred to as grantors) do grant, bargain, sell and convey unto **Betty Erwin Bragg** and husband, **Billy W. Bragg** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantors herein for the purpose of identification.

The above described property adjoins and is adjacent to and part of the homestead of the grantees.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and seals, this 15 day of January, 1998.

Betty Erwin Bragg (SEAL)
Betty Erwin Bragg

Billy W. Bragg (SEAL)
Billy W. Bragg

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Betty Erwin Bragg** and husband, **Billy W. Bragg**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of January, 1998.

Kent G. G. G. (SEAL)
Notary Public

01/15/1998-01495
10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

EXHIBIT "A"

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 1 WEST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO GEORGE AND RUDY ERWIN, RECORDED IN DEED BOOK 268 AT PAGE 308, OF THE REAL PROPERTY RECORDS AND AMENDED CIVIL COURT DECREE OF CASE E-303-74, AS RECORDED IN THE CIVIL COURT RECORDS IN BOOK 14 AT PAGE 261, OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL C

COMMENCING AT A CONCRETE MONUMENT, FOUND, AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17;

THENCE N 01°13'37" W, ALONG THE EAST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 380.64 FEET TO THE NORTH RIGHT-OF-WAY OF COUNTY ROAD NO. 41;

THENCE S 64°36'26" W, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 182.30 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", AND THE POINT OF BEGINNING;

THENCE S 63°36'26" W, ALONG THE SAID RIGHT-OF-WAY, A DISTANCE OF 148.65 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE N 16°33'32" W, A DISTANCE OF 131.31 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE N 37°37'46" E, A DISTANCE OF 230.35 FEET, TO AN EXISTING WATER WELL;

THENCE N 63°51'58" W, PASSING AT 375.37 FEET, A 1/2" REBAR SET FOR REFERENCE, WITH A CAP STAMPED "S. WHEELER RPLS 16165", A TOTAL DISTANCE OF 450.02 FEET, TO THE CENTER OF A POND;

THENCE S 20°24'51" W, A DISTANCE OF 518.83 FEET TO A 1/2" REBAR SET WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE N 89°50'51" W, A DISTANCE OF 64.79 FEET TO AN AXLE, FOUND;

THENCE S 33°56'44" W, A DISTANCE OF 191.12 FEET TO A 2 1/2" PIPE, FOUND ON THE EAST RIGHT-OF-WAY OF U. S. HIGHWAY NO. 280;

THENCE N 31°12'14" W, A DISTANCE OF 178.72 FEET TO CONCRETE RIGHT-OF-WAY MONUMENT FOUND AT THE BEGINNING OF A CURVE;

THENCE ALONG SAID CURVE, TO THE RIGHT, IN SAID RIGHT-OF-WAY, HAVING A RADIUS OF 3124.04 FEET AND A CHORD BEARING OF N 27°17'33" W, AND ARC LENGTH OF 426.55 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", ON THE SOUTH RIGHT-OF-WAY OF BRASHER LANE;

THENCE N 67°31'08" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 35.23 FEET TO A 1/2" REBAR SET WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE N 72°04'04" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 255.93 FEET TO THE END OF A CURVE;

THENCE ALONG SAID CURVE, TO THE LEFT, IN SAID RIGHT-OF-WAY, HAVING A RADIUS OF 230.00 FEET AND A CHORD BEARING OF N 64°09'24" E, AND ARC LENGTH OF 63.51 FEET;

THENCE N 56°14'44" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 208.71 FEET TO A 1/2" REBAR SET WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE N 88°19'21" E, ALONG A FENCE, A DISTANCE OF 564.57 FEET TO THE A 1/2" REBAR SET WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE S 00°05'12" E, A DISTANCE OF 604.05 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 9.369 ACRES OF LAND.

SIGNED FOR IDENTIFICATION:

Betty Erwin Bragg
Betty Erwin Bragg

Billy W. Bragg
Billy W. Bragg

Inst # 1998-01495

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10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
OGG MCD 12.00

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