

WARRANTY DEED

CENTRAL ALABAMA TITLE COMPANY, INC.

State of Alabama

SHELBY County

Know all men by these presents:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

ELIZABETH V. BRASHER, A WIDOW

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto:

BOYD BRASHER

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A"

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SHELBY COUNTY JUDGE OF PROBATE
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SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

TO HAVE AND TO HOLD to the said grantee, BOYD BRASHER his, her or their heirs and assigns forever.

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 have hereunto set MY hand(s) and seal(s), this 14th day of January, 1998.

Elizabeth V. Brasher
ELIZABETH V. BRASHER

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that ELIZABETH V. BRASHER 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 SHE executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 14th day of January, 1998.

Michelle A. Parker
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-19-99

Inst # 1998-02727

EXHIBIT "A"

12220-0001 1004 250

COMMENCE AT AN ALABAMA POWER COMPANY CONCRETE MONUMENT ON THE NORTH BANK OF THE COOSA RIVER AND THE WEST LINE OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 3 EAST, SHELBY COUNTY, ALABAMA, SAID CONCRETE MONUMENT HAVING COORDINATES OF NORTH 1,036,400.07 AND EAST 338,744.62 ON THE ALABAMA EAST ZONE COORDINATE SYSTEM AND RUN NORTH 56 DEGREES 46 MINUTES 50 SECONDS (BEARING RELATIVE TO THE ALABAMA EAST ZONE COORDINATE SYSTEM) A DISTANCE OF 3,116.85 FEET TO A POINT ON THE CENTER LINE OF OLD FERRY ROAD; THENCE TURN AN ANGLE TO THE RIGHT OF 48 DEGREES 37 MINUTES 10 SECONDS AND RUN IN AN EASTERLY DIRECTION ALONG THE CENTER LINE FOR A DISTANCE OF 85.57 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 22 DEGREES 25 MINUTES 30 SECONDS AND CONTINUE TO RUN EASTERLY ALONG THE CENTER LINE OF SAID ROAD FOR A DISTANCE OF 313.91 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 12 DEGREES 44 MINUTES 20 SECONDS AND CONTINUE TO RUN EASTERLY ALONG THE CENTER LINE OF SAID ROAD FOR A DISTANCE OF 380.61 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 6 DEGREES 31 MINUTES 30 SECONDS AND CONTINUE TO RUN EASTERLY ALONG THE CENTER LINE OF SAID ROAD FOR A DISTANCE OF 209.49 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 3 DEGREES 32 MINUTES 40 SECONDS AND CONTINUE TO RUN EASTERLY ALONG CENTER LINE OF SAID ROAD FOR A DISTANCE OF 453.63 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 2 DEGREES 24 MINUTES 00 SECONDS AND CONTINUE TO RUN EASTERLY ALONG CENTER LINE OF SAID ROAD FOR A DISTANCE OF 40.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE ALONG CENTER LINE OF SAID ROAD FOR A DISTANCE OF 352.13 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 6 DEGREES 42 MINUTES 30 SECONDS AND CONTINUE RUNNING EASTERLY ALONG CENTER LINE OF SAID ROAD FOR A DISTANCE OF 151.16 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 96 DEGREES 24 MINUTES 20 SECONDS AND RUN SOUTHERLY FOR A DISTANCE OF 1,371.37 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE TO THE RIGHT 58 DEGREES 40 MINUTES 30 SECONDS AND RUN WESTERLY A DISTANCE OF 150 FEET; THENCE TURN AND RUN A DISTANCE OF 290 FEET PARALLEL WITH THE EAST BOUNDARY LINE OF SAID PROPERTY TO A POINT; THENCE TURN EAST AND RUN A DISTANCE OF 150 FEET TO THE EAST BOUNDARY LINE; THENCE SOUTH A DISTANCE OF 290 FEET TO THE POINT OF BEGINNING.

ALSO THE FOLLOWING DESCRIBED EASEMENT:

EASEMENT BEING THE EASTERLY 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT AN ALABAMA POWER COMPANY CONCRETE MONUMENT ON THE NORTH BANK OF THE COOSA RIVER AND THE WEST LINE OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 3 EAST, SHELBY COUNTY, ALABAMA, SAID CONCRETE MONUMENT HAVING COORDINATES OF NORTH 1,036,400.07 AND EAST 338,744.62 ON THE ALABAMA EAST ZONE COORDINATE SYSTEM AND RUN NORTH 56 DEGREES 46 MINUTES 50 SECONDS (BEARING RELATIVE TO THE ALABAMA EAST ZONE COORDINATE SYSTEM) A DISTANCE OF 3,116.85 FEET TO A POINT ON THE CENTER LINE OF OLD FERRY ROAD; THENCE TURN AN ANGLE TO THE RIGHT OF 48 DEGREES 37 MINUTES 10 SECONDS AND RUN IN AN EASTERLY DIRECTION ALONG THE CENTER LINE FOR A DISTANCE OF 85.57 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 22 DEGREES 25 MINUTES 30 SECONDS AND CONTINUE TO RUN EASTERLY ALONG THE CENTER LINE OF SAID ROAD FOR A DISTANCE OF 313.91 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 12 DEGREES 44 MINUTES 20 SECONDS AND CONTINUE TO RUN EASTERLY ALONG THE CENTER LINE OF SAID ROAD FOR A DISTANCE OF 380.61 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 6 DEGREES 31 MINUTES 30 SECONDS AND CONTINUE TO RUN EASTERLY ALONG THE CENTER LINE OF SAID ROAD FOR A DISTANCE OF 209.49 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 3 DEGREES 32 MINUTES 40 SECONDS AND CONTINUE TO RUN EASTERLY ALONG CENTER LINE OF SAID ROAD FOR A DISTANCE OF 453.63 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 2 DEGREES 24 MINUTES 00 SECONDS AND CONTINUE TO RUN EASTERLY ALONG CENTER LINE OF SAID ROAD FOR A DISTANCE OF 40.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE ALONG CENTER LINE OF SAID ROAD FOR A DISTANCE OF 352.13 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 6 DEGREES 42 MINUTES 30 SECONDS AND CONTINUE RUNNING EASTERLY ALONG CENTER LINE OF SAID ROAD FOR A DISTANCE OF 151.16 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 96 DEGREES 24 MINUTES 20 SECONDS AND RUN SOUTHERLY FOR A DISTANCE OF 1,371.37 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 58 DEGREES 40 MINUTES 30 SECONDS AND RUN WESTERLY FOR A DISTANCE OF 449.84 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 117 DEGREES 11 MINUTES 52 SECONDS AND RUN NORTHERLY FOR A DISTANCE OF 1,512.39 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATED IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 3 EAST, SHELBY COUNTY, ALABAMA.

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