

WARRANTY DEED

This Instrument Was Prepared By:

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

SEND TAX NOTICE TO:

FRANK R. BRAGAN SR.
B.V. Properties, Inc.
URB. EL ROSARIO
CALLE 6 #137
YAUCO, PUERTO RICO 00698

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, married**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **B.V. PROPERTIES, INC.** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

From the N.W. corner of the NE 1/4 - SE 1/4 of Section 14, T20S-R1W, being the point of beginning of herein described lot, run thence East along the North boundary of said NE 1/4 - SE 1/4 a distance of 667.82 feet; thence turn 90 degrees 45 minutes 37 seconds left and run 356.63 feet; thence turn 102 degrees 06' 36" right and run 111.41 feet; thence turn 58 degrees 58' 51" right and run 131.29 feet; thence turn 19 degrees 05' 36" left and run 58.18 feet; thence turn 36 degrees 12' 25" right and run 117.04 feet; thence turn 28 degrees 51' 11" right and run 54.38 feet to a point on the North boundary of aforementioned NE 1/4-SE 1/4; thence turn 116 degrees 17' 50" left and run 350.11 feet along the North boundary of said NE 1/4 - SE 1/4; thence turn 137 degrees 38' 30" right and run 761.23 feet; thence turn 21 degrees 45' 30" right and run 169.52 feet; thence turn 35 degrees 03' 25" left and run 145.68 feet; thence turn 55 degrees 33' 20" right and run 385.18 feet to a point on the West boundary of aforementioned NE 1/4 - SE 1/4; thence turn 90 degrees 00' right and run 693.50 feet to the point of beginning of herein described lot, containing 13.90 acres.

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.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 19th day of January, 1998.


FRANK BRAGAN

Affidavit Number 1792

DISTRICT OF GUAYAMA - PUERTO RICO)
CITY OF CAGUAS)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **FRANK BRAGAN, married**, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 19th day of January, 1998.


Notary Public



My Commission Expires:

Perpetual

Inst # 1998-02944
500.12
01/28/1998-02944
01:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.00
BON HEL