

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
ALBERT E. BRACEWELL
CHRISTINE R. BRACEWELL
336 Timber Trail
Chelsea, AL 35043

STATE OF ALABAMA}
COUNTY OF SHELBY}

Warranty Deed/TWROS

Inst # 1998-19005

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED FORTY-FIVE DOLLARS AND NO/100's (\$117,545.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we WALLACE SHOEMAKER, an unmarried man, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto ALBERT E. BRACEWELL and CHRISTINE R. BRACEWELL (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 1-A, according to the Survey of Signal Valley Estates, Resurvey of Lot 1 of Dogwood Lakes and Subdivision of acreage, as recorded in Map Book 23, Page 152, in the Probate Office of Shelby County, Alabama; being situated Shelby County, Alabama.

SEE ALSO EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 1st day of May, 1998.

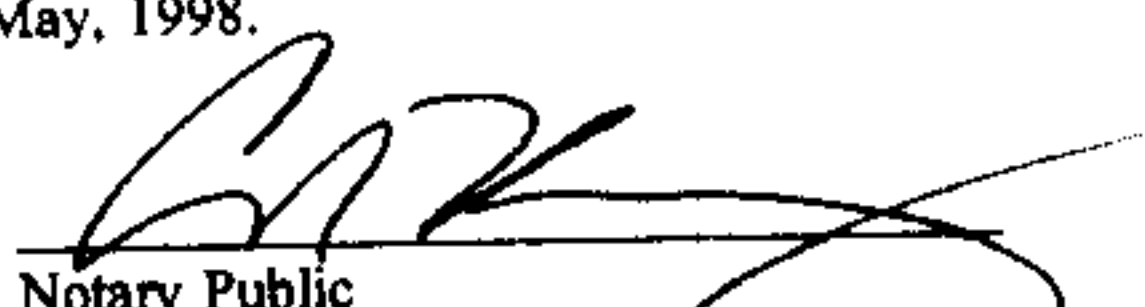

WALLACE SHOEMAKER

STATE OF ALABAMA}
JEFFERSON COUNTY}

03/26/1998-19005
08:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 NCD 134.00

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that WALLACE SHOEMAKER, 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 1st day of May, 1998.


Notary Public
My Commission Expires: 5/29/99

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"

Together with the following described easement:

60.0 Foot Easement for Ingress, Egress & Utilities
Centerline Description to-wit:

From the S.W. corner of the NE 1/4-NW 1/4 of Section 23, T19S-R1W, run thence East along the South Boundary of said NE 1/4-NW 1/4 a distance of 17.49 feet to the point of beginning of the centerline of herein described easement for ingress and egress and utilities; thence turn 55 deg. 25' 49" left and run 99.24 feet along said easement centerline and the following courses; 06 deg. 03' 54" left for 104.89 feet; 12 deg. 24' 30" left for 175.59 feet; 10 deg. 38' right for 201.28 feet; 12 deg. 54' 55" right for 165.02 feet; 05 deg. 37' 50" left for 265.89 feet; 15 deg. 35' 30" right for 323.69 feet; 13 deg. 58' 30" left for 188.54 feet; 08 deg. 44' right for 128.93 feet to a point on the North boundary of aforementioned Section 23; thence turn 180 deg. 00' right and run along said easement centerline a distance of 50.72 feet; thence turn 92 deg. 06' 49" left and continue along said easement centerline a distance of 64.81 feet and the following courses; 54 deg. 49' 11" right for 141.23 feet; 12 deg. 33' 27" left for 110.76 feet; 20 deg. 34' 50" left for 169.50 feet; 15 deg. 05' 36" right for 86.16 feet; 36 deg. 33' 41" right for 166.53 feet; 29 deg. 09' 29" left for 97.38 feet; 14 deg. 44' 38" left for 198.02 feet; 16 deg. 40' 30" left for 276.22 feet; 34 deg. 30' 41" left for 274.24 feet to a point on the South boundary of the NW 1/4-NE 1/4 of aforementioned Section 23; thence turn 02 deg. 14' 58" right and continue along said easement a distance of 473.26 feet to the P.C. of a curve concave right, having a delta angle of 65 deg. 53' 34" and tangents of 100.0 feet and a centerline arc distance of 177.45 feet to the P.T.; thence along the tangent centerline a distance of 96.95 feet; thence turn 122 deg. 12' 30" left and run 760.84 feet along said easement centerline to a point on the North boundary of the SW 1/4-NE 1/4 of Section 23, T19S-R1W; thence turn 180 deg. 00' right and run 760.84 feet along said easement centerline; thence turn 57 deg. 47' 30" left and run 338.44 feet along said easement centerline; thence turn 02 deg. 42' 42" right and run 588.77 feet to the PC of a curve concave left, having a delta angle of 46 deg. 35' 43" and tangents of 75.0 feet and a centerline arc distance of 141.64 feet to the PT; thence along the tangent centerline a distance of 77.80 feet; thence turn 116 deg. 34' 50" left and run 68.62 feet along said easement centerline; thence turn 180 deg. 00' right and run 211.45 feet along said easement centerline to the PC of a curve concave right, having a delta angle of 17 deg. 17' 51" and tangents of 80.0 feet and a centerline arc distance of 158.78 feet to the PT; thence along the tangent centerline a distance of 301.63 feet to the PC of a curve concave left, having a delta angle of 27 deg. 09' 45" and tangents of 80.0 feet and a centerline arc distance of 156.99 feet to the PT; thence along the tangent centerline a distance of 214.77 feet to the PC of a curve concave right, having a delta angle of 30 deg. 36' 35" and tangents of 80.0 feet and a centerline arc distance of 156.18 feet to the PT; thence along the tangent centerline a distance of 39.20 feet to the PC of a curve concave left, having a delta angle of 27 deg. 45' 20" and tangents of 75.0 feet and a centerline arc distance of 147.06 feet to the PT; thence along the tangent centerline a distance of 308.97 feet; thence turn 154 deg. 51' 35" left and run 278.49 feet along said easement centerline; thence turn 06 deg. 48' right and run 213.47 feet along said easement centerline; thence turn 00 deg. 50' 46" right and run 321.84 feet along said easement centerline; thence turn 180 deg. 00' right and run 321.84 feet along said easement centerline; thence turn 00 deg. 50' 46" left and run 213.47 feet along said easement centerline; thence turn 06 deg. 48' left and run 278.49 feet along said easement centerline; thence turn 09 deg. 12' left and run said easement centerline a distance of 261.83 feet to a point on the East boundary of the SE 1/4-SW 1/4 of Section 23, T19S-R1W; thence continue along said course a distance of 176.36 feet to the PC of a curve concave left, having a delta angle of 54 deg. 03' 57" and tangents of 306.47 feet and a centerline arc distance of 566.76 feet to the PC of a reverse curve concave right, having a delta angle of 74 deg. 40' 50" and tangents of 100.0 feet and a centerline arc distance of 170.85 feet to the PT; thence along the tangent centerline a distance of 719.70 feet to the PC of a curve concave left, having a delta angle of 48 deg. 19' 01" and tangents of 250.0 feet and a centerline arc distance of 470.01 feet to the PT; thence along the tangent centerline a distance of 730.31 feet to a point of termination of herein described easement centerline on the North boundary of Old U.S. Hwy. #280 (80' R.O.W.), and further, from the described point of termination back North/Northeasterly along the described centerline to a point of intersection with the South boundary of the SE 1/4-SW 1/4 of Section 23, T19S-R1W, tracks in close proximity that certain easement centerline described in Book 184 at Page 89; said property being situated in Shelby County, Alabama.



EXHIBIT "A" (con't)

A 25 Foot Non-Exclusive Ingress/Egress and Utility Easement:

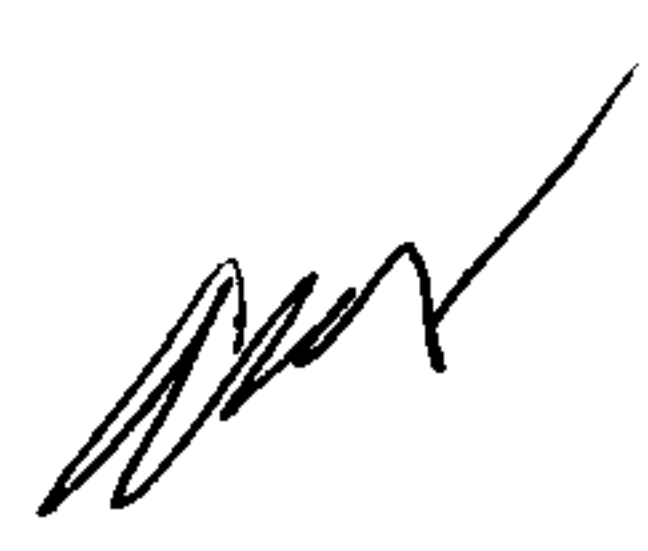
A 25 foot ingress, egress and utility easement being 12.5 feet on each side of the following described line: Commence at a 1/4" rebar in place accepted as the Southwest corner of the Southwest one-fourth of the Southeast one-fourth of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed North 00° 47' 42" West along the West boundary of said quarter-quarter section for a distance of 546.51 feet to the a point; thence proceed South 24° 41' 35" West for a distance of 274.79 feet to a point on the Easterly boundary of a 60 foot roadway (Signal Road) and the point of beginning of said easement. From this beginning point proceed North 24° 41' 35" East along the centerline of said easement for a distance of 274.79 feet; thence proceed North 69° 32' 10" East along the centerline of said easement for a distance of 194.25 feet; thence proceed North 28° 55' 54" East along the centerline of said easement for a distance of 222.80 feet; thence proceed North 52° 25' 12" East along the centerline of said easement for a distance of 286.97 feet; thence proceed North 83° 09' 56" East along the centerline of said easement for a distance of 62.58 feet; thence proceed South 75° 05' 10" East along the centerline of said easement for a distance of 173.62 feet; thence proceed South 28° 50' 26" East along the centerline of said easement for a distance of 85.02 feet; thence proceed South 21° 03' 40" East along the centerline of said easement for a distance of 56.66 feet; thence proceed South 21° 03' 40" East along the centerline of said easement for a distance of 81.67 feet; thence proceed South 38° 56' 59" East along the centerline of said easement for a distance of 173.97 feet; thence proceed South 59° 14' 56" East along the centerline of said easement for a distance of 70.37 feet; thence proceed South 86° 02' 19" East along the centerline of said easement for a distance of 261.76 feet; thence proceed South 84° 26' 49" East along the centerline of said easement for a distance of 158.12 feet; thence proceed North 86° 37' 42" East along the centerline of said easement for a distance of 199.97 feet; thence proceed North 89° 33' 52" East along the centerline of said easement for a distance of 530.0 feet, more or less, to a point on the West boundary of Lot No. 4 of the Dogwood Lakes Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 23 at Page 34 and the termination of said easement.



EXHIBIT "A" (con't)

A 20 Foot Non-Exclusive Water Line Easement:

A 20 foot waterline easement being 10 feet in equal width on each side of the following described line: Commence at a 1/4" rebar in place accepted as the Southwest corner of the Southwest one-fourth of the Southeast one-fourth of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed North 00° 47' 42" West along the West boundary of said quarter-quarter section for a distance of 546.51 feet to the a point; thence proceed South 24° 41' 35" West for a distance of 274.79 feet to a point on the Easterly boundary of a 60 foot roadway (Signal Road; thence proceed North 24° 41' 35" East along the centerline of a 25 foot ingress/egress and utility easement for a distance of 274.79 feet; thence proceed North 69° 32' 10" East along the centerline of said ingress/egress and utility easement for a distance of 194.25 feet; thence proceed North 28° 55' 54" East along the centerline of said ingress/egress and utility easement for a distance of 222.80 feet; thence proceed North 52° 25' 12" East along the centerline of said ingress/egress and utility easement for a distance of 286.97 feet to the centerline of said 25 foot waterline easement, being the point of beginning of said waterline easement. From this beginning point proceed North 78° West along the centerline of said waterline easement for a distance of 330.0 feet, more or less to the termination of said waterline easement.


Inst # 1998-19005

05/26/1998-19005
08:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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