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\$ 110,000

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FAX 988-9905

This instrument was prepared by:

(Name) Kathy Joseph

(Address) Columbiana

Send Tax Notice to:

(Name) Frank Bragan

(Address) 137 - 6<sup>th</sup> Street, P.O. Box 20698  
Yazoo, B.C.

**WARRANTY DEED**

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and no/100 DOLLARS  
and other good and valuable consideration  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,  
L. Douglas Joseph  
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto  
Frank R. Bragan  
(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby

County, Alabama, to-wit:

The attached property described on Exhibit "A" hereto and made a part hereof.

Subject to restrictions and easements of record.

This is not the homestead of the grantor or his spouse.

Inst # 1998-47443

12/01/1998-47443  
08:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 121.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 30<sup>th</sup>  
day of November, 19 98.

(Seal)

L. Douglas Joseph (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby  
certify that L. Douglas Joseph, whose name(s) 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 30<sup>th</sup> day of November, 19 98

My Commission Expires:

Martha B. Ferguson  
Notary Public

EXHIBIT "A"

Inst # 1998-47443

The land referred to in this Commitment is described as follows:

A parcel of land situated in the SW 1/4 of SW 1/4 of Section 13 and the NW 1/4 of NW 1/4 of Section 24, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:

From the SW corner of Section 13, Township 20 South, Range 1 West, 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 deg. 19 min. 07 sec. left and run 777.33 feet; thence turn 52 deg. 35 min. 11 sec. right and run 335.95 feet; thence turn 47 deg. 06 min. 21 sec. right and run 365.59 feet; thence turn 115 deg. 46 min. 29 sec. right and run 535.25 feet; thence turn 35 deg. 28 min. 01 sec. 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 deg. 39 min. 45 sec. right and run 325.85 feet along said right of way boundary; thence turn 76 deg. 20 min. 15 sec. right and run 247.13 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

TOGETHER WITH the right to use the non-exclusive easement for ingress, egress and utilities, having a segment 60.0 foot in width and a segment 80.0 foot in width, common to Parcels 2, 3, 4, 5, 6, 7 and 8 and further described to-wit: From the NE corner of the SW 1/4 of SW 1/4 of Section 13, Township 20 South, Range 1 West, run thence West along the North boundary of said SW 1/4 of SW 1/4 a distance of 120.83 feet to the point of beginning of the centerline of 60.0 foot width segment of herein described easement; thence turn 127 deg. 48 min. 02 sec. left and run 452.37 feet along said easement centerline and the following courses; 10 deg. 24 min. 24 sec. right for 96.25 feet; 39 deg. 24 min. 48 sec. right for 59.71 feet; 43 deg. 39 min. 25 sec. right for 177.09 feet; thence 22 deg. 10 min. 27 sec. left for 74.86 feet; 15 deg. 04 min. 15 sec. left for 148.41 feet; 20 deg. 30 min. 52 sec. right for 137.97 feet; 19 deg. 43 min. 34 sec. left for 95.26 feet; 63 deg. 41 min. 13 sec. right for 249.19 feet; 32 deg. 43 min. 05 sec. left for 170.97 feet; 22 deg. 07 min. 40 sec. right for 189.25 feet; 22 deg. 42 min. 25 sec. right for 221.28 feet; 14 deg. 15 min. 25 sec. left for 181.58 feet; thence turn 12 deg. 14 min. 55 sec. left and run 209.32 feet along said 60.0 foot easement to the point of beginning of the centerline of aforementioned 80.0 foot segment of said described easement; thence turn 20 deg. 31 min. 46 sec. right and run 1387.96 feet along the centerline of said 80.0 foot easement to a point of intersection with the centerline of a 60.0 foot easement set forth in the recorded plat of a subdivision known as Chelsea - 240, said easement also described in Book 283 at pages 482-484. Being situated in Shelby County, Alabama.

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