

This Instrument Was Prepared By:
Dickerson Morse & Yost, P. C.
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
Hunter Doyal
4706 Christie Lane
Birmingham, Alabama 35216

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Annie Louise Stubbs Braswell, a/k/a Anne Stubbs Braswell, and Julian H. Braswell, Wife and Husband**, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Doyal Construction Company, Inc.** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

PARCEL I:

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West and lying South of Aaron Road, West of Alabama Highway No. 261 and being more particularly described as follows:

Beginning at the NE corner of lot 1, Chadwick Phase 1 as recorded in MB. 17, Page 52 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 35 degrees 18 minutes 08 seconds East and run along the Northwestern right-of-way of said Highway No. 261 a distance of 503.66 feet more or less to the South right-of-way of Aaron Road; thence S 87 degrees 11 minutes 30 seconds W and run along said right-of-way a distance of 460.50 feet more or less; thence S 00 degrees 27 minutes 44 seconds W and run a distance of 209.58 feet more or less; thence S 89 degrees 32 minutes 16 seconds W and run a distance of 263.00 feet more or less; thence S 00 degrees 27 minutes 44 seconds W and run a distance of 120 feet more or less; thence S 89 degrees 32 minutes 16 seconds E and run a distance of 300 feet more or less; thence S 66 degrees 27 minutes 36 seconds E and run a distance of 146.76 feet to the Point of Beginning.

ALSO PARCEL II:

A parcel of land situated in the SW 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West being of the NE 1/4 more particularly described as follows:

Commence at the SE corner of the SW 1/4 NE 1/4 of Section 2, Township 20 South, Range 3 West; thence N 89 degrees 31 minutes 54 seconds W and along the South line of said 1/4-4/4 a distance of 443.12 feet; thence N 00 degrees 07 minutes 36 seconds E a distance of 46.96 feet; thence N 26 degrees 07 minutes 07 seconds E a distance of 178.24 feet; thence N 00 degrees 27 minutes 44 seconds E a distance of 226.79 feet; thence S 89 degrees 32 minutes 16 seconds E a distance of 527.57 feet to the Westerly right-of-way of Alabama State Highway No. 261 (30 foot R.O.W.); thence N 30 degrees 59 minutes 19 seconds E and along said right-of-way a distance of 200.22 feet to the point of a curve to the right having a central angle of 4 degrees 18 minutes 49 seconds and a radius of 4000.00 feet; thence continue along the arc of said curve a distance of 301.14 feet to the curve's end; thence N 35 degrees 16 minutes 09 seconds E and continue along said right-of-way a distance of 68.93 feet to the point of beginning of the parcel herein described; thence continue along last described course and along said right-of-way a distance of 103.24 feet; thence N 89 degrees 55 minutes 27 seconds W a distance of 1,139.58 feet; thence S 01 degree 39 minutes 23 seconds E a distance of 19.50 feet; thence S 89 degrees 32 minutes 16 seconds E a distance of 870.26 feet; thence S 89 degrees 30 minutes 51 seconds a distance of 74.57 feet; thence S 65 degrees 27 minutes 36 seconds E a distance of 145.76 feet to the point of beginning.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that

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GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 15th day of December, 1998.

Annie Louise Stubbs Braswell
~~*AKA Anne Stubbs Braswell*~~
 Annie Louise Stubbs Braswell, a/k/a Anne Stubbs Braswell

Julian H. Braswell
 Julian H. Braswell

**STATE OF ALABAMA
 COUNTY OF SHELBY**

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Annie Louise Stubbs Braswell, a/k/a Anne Stubbs Braswell, and Julian H. Braswell, Wife and Husband**, whose names are signed to the foregoing conveyance and who are known to me or have provided a Florida driver's license as identification, 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 the 15th day of December, 1998.



Lenny B. Bovee
 MY COMMISSION # 0000000000 Public
 May 18, 2002
 BONDED TRULI TRAVEL INSURANCE, INC.

My Commission Expires: _____

Inst # 1998-52095

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 SHELBY COUNTY JUDGE OF PROBATE
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