

VALUE: _____

SEND TAX NOTICE TO:

James Clyde Viars

P. O. Box 1083

Pelham, Alabama 35124

Inst # 1999-18341

05/03/1999-18341
11:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HNS 12.00

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and no/100 Dollars (\$1,000.00) 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, **Myrtle Lee Brasher**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James Clyde Viars** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by Grantor herein for identification purposes.

The property herein described constitutes no part of the homestead of the Grantor.

It is intended to describe and convey all property or interest therein which was owned by Myrtle Bell Viars at the time of her death on April 9, 1999.

(Description and title information supplied by parties hereto. No title examination made.)

TO HAVE AND TO HOLD to the said Grantee, 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 (we) have hereunto set my hand(s) and seal(s), this 3 day of May, 1999.

Myrtle Lee Brasher (SEAL)
Myrtle Lee Brasher

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Myrtle Lee Brasher**, a married woman, 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 3rd day of May, 1999.

Paula Head
Notary Public

EXHIBIT "A"

Begin at the SE corner of the SE 1/4 of NE 1/4 of Section 11, Township 19 South, Range 1 West; thence North along the East line of same 322.90 feet; thence S 89 deg. 21' 30" W 298.43 feet to the East line of a 25.00 ft. easement; thence S 36 deg. 47' E along said easement line 107.92 feet; thence S 6 deg. 48' W along said easement 205.60 feet to the South line of said 1/4 1/4 Section; thence S 89 deg. 20' E along said South line 256.32 feet to the point of beginning.

Being a part of the E 1/2 of the SE 1/4 of the NE 1/4 of Section 11, Township 19 South, Range 1 West, and being Parcel No. 11, according to survey of F. W. Meade, Registered Land Surveyor, dated February 10, 1987.

Also, a non-exclusive easement for ingress and egress to and from the above described parcel, and to and from other parcels now or formerly owned by the grantor, Earl Brasher, and to and from Shelby County Highway No. 43, which is also known as the Bear Creek Road, said easement being more particularly designated and described as being of a uniform width of 25.00 feet, the center line thereof being described as follows:

Commence at the SE corner of the NE 1/4 of SE 1/4 of Section 11, Township 19 South, Range 1 West; thence N 89 deg. 04' W along the South line of same 293.15 feet to the point of beginning of the center line of 25.00 ft. easement; thence N 0 deg. 29' E 1333.87 feet to the South line of the SE 1/4 of NE 1/4 of said Section 11; thence N 6 deg. 48' E 201.97 feet; thence N 36 deg. 47' W 106.56 feet; thence N 4 deg. 01' W 382.46 feet; thence N 22 deg. 13' W 293.34 feet; thence N 30 deg. 27' W 183.95 feet to the Southerly right of way line of Bear Creek Road, and the end of easement.

Subject to easements and rights of way of record.

SIGNED FOR IDENTIFICATION:


Myrtle Lee Brasher

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