

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
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(205) 988-5600
FAX 988-5905

This instrument was prepared by:
(Name) Martha B. Ferguson
(Address) Birmingham, Al. 35051

Send Tax Notice to:
(Name) _____
(Address) _____

125,000

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thousand and no/100----- and other consideration DOLLARS
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 A. Bragan

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

The NW 1/4 of the NE 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama, lying West of a 60 foot private road easement.

Also the following described parcel situated in the SW 1/4 of the NE 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Begin at the northeast corner of the SW 1/4 of the NE 1/4 of Section 23, Township 20 South, Range 1 West and run South 00 deg. 02 min. 58 sec. West a distance of 666.33 feet; thence run South 88 deg. 28 min. 00 sec. West a distance of 1318.85 feet; thence run North 00 deg. 13 min. 53 sec. East a distance of 659.78 feet to the northwest corner of said SW 1/4 of NE 1/4 of Section 23; thence run North 88 deg. 10 min. 42 sec. West a distance of 1316.54 feet to the point of beginning; less and except that portion lying West of Yellow leaf Creek.

Subject to easements and right of ways of record.

This is not the homestead of the grantor nor his spouse.

Inst # 1999-38410

09/14/1999-38410
08:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 1116 123.30

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 5th
day of September, 19 99.

(Seal)

(Seal)

(Seal)

L. Douglas Joseph (Seal)
By Kathy L. Joseph (Seal)
Kathy L. Joseph, as
Attorney in Fact (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 is signed by Kathy L. Joseph as Attorney in Fact, having
full authority under Power of Attorney recorded in the Probate Office of Shelby County, Alabama,
forgoing 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 5th day of September, 19 99

My Commission Expires:

Martha B. Ferguson
Notary Public