

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

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FAX 988-5905

This instrument was prepared by:
(Name) Martha Ferguson
(Address) Birmingham, Al. 35242

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

WARRANTY DEED

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

That in consideration of Twenty-four Thousand and no/100----- 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:

Legal description is attached hereto as "Exhibit A" and made a part
hereof as if written herein.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR NOR HIS SPOUSE.

Inst # 1999-43151

10/19/1999-43151
08:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE WKS 35.00

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 11th
day of October, 19 99.

(Seal)

L. Douglas Joseph (Seal)
L. Douglas Joseph

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby County } General Acknowledgment

I, the undersigned, 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 he 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 11th day of October, 19 99

My Commission Expires:

9/26/2000
Notary Public

EXHIBIT A

From a 1.5 inch pipe at the SW corner of the NE 1/4 of NE 1/4 of Section 23, Township 20 South, Range 1 West, being the point of beginning of herein described parcel of land; run thence East along the South boundary of said NE 1/4 of NE 1/4 a distance of 644.10 feet to a 1/2 inch rebar on the Southerly boundary of Crenshaw Swamp Road (60 foot right of way assumed); thence turn 134 deg. 34 min. 46 sec. left and run 43.18 feet along said road boundary to a 1/2 inch rebar; thence turn 08 deg. 48 min. 40 sec. left and run 180.08 feet along said road boundary to a 1/2 inch rebar; thence turn 04 deg. 31 min. 41 sec. left and run 95.47 feet along said road boundary to a 1/2 inch rebar; thence turn 11 deg. 04 min. 29 sec. left and run 152.28 feet along said road boundary to a 1/2 inch rebar; thence turn 08 deg. 41 min. 10 sec. right and run 121.84 feet along said road boundary to a 1/2 inch rebar; thence turn 06 deg. 04 min. 43 sec. right and run 152.17 feet along said road boundary to a 1/2 inch rebar on the West boundary of aforementioned NE 1/4 of NE 1/4 of said Section 23; thence turn 123 deg. 18 min. 38 sec. left and run 393.11 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

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002 NWS 35.00