

SEND TAX NOTICE TO:
S. Dale Brawner
Kelly K. Brawner
1100 Paradise Cove Lane
Wilsonville, AL 35186

Inst # 2000-07106

This Instrument Prepared By:
Harold H. Goings
Spain & Gillon
2117 Second Avenue North
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Thirty Thousand Seven Hundred Nineteen and 44/100 Dollars (\$30,719.44) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Clyde W. Pearce, Jr., a married person**, (herein referred to as Grantor), do grant, bargain, sell and convey unto **S. Dale Brawner and Kelly K. Brawner** (herein collectively referred to as Grantee), the following described real estate, situated in Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof.
Subject to:

1. 2000 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

03/06/2000-07106
11:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 CJ1 17.00

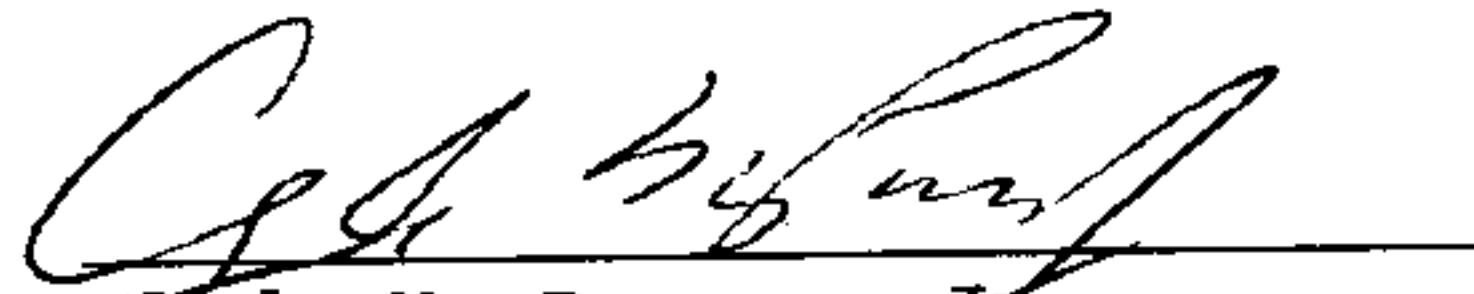
\$30,719.44 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property conveyed is not the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD, to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, their heirs, executors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
the 24th day of February 2000.


Clyde W. Pearce, Jr.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Clyde W. Pearce, Jr., 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of February 1, 2000.

My Commission Expires: 8/21/03


Notary Public

PART OF THE S1/2 OF THE SE1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 1 EAST,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE SE1/4 OF THE SW1/4 OF SECTION 23, TOWNSHIP 21
SOUTH, RANGE 1 EAST; THENCE RUN EASTERLY ALONG THE NORTH LINE THEREOF
1547.71 FEET TO THE
WESTERLY R/W OF PARADISE COVE LANE; THENCE 0d22'30" LEFT RUN EASTERLY FOR
1012.03 FEET; THENCE 54d43'30" RIGHT RUN SOUTHEASTERLY FOR 183.74 FEET; THENCE
3d24'56" RIGHT RUN
SOUTHEASTERLY FOR 176.61 FEET TO THE POINT OF BEGINNING; THENCE 11d30'17" RIGHT
RUN SOUTHEASTERLY FOR 159.99 FEET; THENCE 110d21'17" RIGHT RUN WESTERLY FOR
350.27 FEET; THENCE 51d18'28" RIGHT RUN NORTHWESTERLY FOR 192.18 FEET; THENCE
128d41'32" RIGHT RUN EASTERLY FOR 414.76 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.32 ACRES. LATER TO BE KNOWN AS LOT
3 OF PARADISE COVE - PHASE THREE, SHELBY COUNTY, ALABAMA.

ALSO: AN VARIABLE WIDTH EASEMENT, THE CENTERLINE OF WHICH BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE SE1/4 OF THE SW1/4 OF SECTION SECTION 23,
TOWNSHIP 21 SOUTH, RANGE 1 EAST; THENCE RUN EASTERLY ALONG THE NORTH LINE
THEREOF FOR 1547.71 FEET TO THE WESTERLY R/W OF PARADISE COVE LANE, THENCE
81d8'21" LEFT RUN NORTHERLY FOR 30.36 FEET TO THE POINT OF BEGINNING OF SAID
CENTERLINE OF SAID EASEMENT, BEGINNING AS A 60' WIDE EASEMENT AT SAID POINT;
THENCE 81d8'21" RIGHT RUN EASTERLY FOR 486.82 FEET TO THE END OF SAID 60' WIDE
EASEMENT AND BEGINNING A 50' WIDE EASEMENT; THENCE 18d39'55" RIGHT RUN
SOUTHEASTERLY FOR 93.74 FEET TO A POINT OF A CURVE TO THE RIGHT, HAVING A
CENTRAL ANGLE OF 38d43'19", A RADIUS OF 475.00 FEET, AND AN ARC LENGTH OF 321.02
FEET; THENCE 19d21'40" RIGHT TO CHORD RUN SOUTHEASTERLY ALONG SAID CHORD FOR
314.94 FEET TO A POINT OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF
17d2'32", A RADIUS OF 400.52 FEET, AND AN ARC LENGTH OF 119.13 FEET; THENCE 10d50'24"
RIGHT TO CHORD RUN SOUTHEASTERLY ALONG SAID CHORD FOR 118.69 FEET TO A POINT
OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 49d23'12", A RADIUS OF 185.51
FEET, AND AN ARC LENGTH OF 159.90 FEET; THENCE 16d10'20" RIGHT TO CHORD RUN
SOUTHEASTERLY ALONG SAID CHORD FOR 155.00 FEET TO A POINT OF A CURVE TO THE
LEFT, HAVING A CENTRAL ANGLE OF 16d33'59", A RADIUS OF 412.67 FEET, AND AN ARC
LENGTH OF 119.32 FEET; THENCE 19d35'31" RIGHT TO CHORD RUN SOUTHERLY ALONG
SAID CHORD FOR 118.90 FEET TO A POINT OF A CURVE TO THE RIGHT, HAVING A CENTRAL
ANGLE OF 23d6'4", A RADIUS OF 681.54 FEET, AND AN ARC LENGTH OF 274.79 FEET; THENCE
1d41'24" RIGHT TO CHORD RUN SOUTHERLY ALONG SAID CHORD FOR 272.93 FEET; THENCE
14d18'36" RIGHT RUN SOUTHWESTERLY FOR 152.72 FEET TO A POINT OF A CURVE TO THE
LEFT, HAVING A CENTRAL ANGLE OF 14d22'23", A RADIUS OF 553.57 FEET, AND AN ARC
LENGTH OF 138.87 FEET; THENCE 6d48'6" LEFT TO CHORD RUN SOUTHERLY ALONG SAID
CHORD FOR 138.50 FEET TO THE CENTER OF A 66' RADIUS EASEMENT AND 132' EASEMENT;
THENCE 7d11'12" LEFT RUN SOUTHERLY FOR 65.79 FEET TO THE POINT OF ENDING.

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