

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

THOMAS L. FOSTER, ATTORNEY  
1201 NORTH 19TH STREET  
BIRMINGHAM, AL 35234

Ed C. Bahr  
\_\_\_\_\_  
\_\_\_\_\_

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA)  
JEFFERSON COUNTY)

That in consideration of -One Dollar and other good and valuable considerations-(\$1.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we, Angelyn L. Bronaugh as Trustee for Dawn Syx and Starr Blakeley and Angelyn L. Bronaugh as Administratrix of the Estate of A.C. Bronaugh, Probate Case #29-011, Shelby County (herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto

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

See attached Exhibit "A" for legal description.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

This deed is being recorded to correct the legal description in that certain deed heretofore recording in Instrument #1998-09645. This deed further corrects the legal description in that settlement order recorded in Instrument #1993-11373.

Inst # 2000-42185

12/07/2000-42185  
09:43 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMB 17.00

TO HAVE AND TO HOLD to the 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 GRANTEE, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; they that 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13<sup>th</sup> day of November, 2000.

Angelyn L. Bronaugh (Seal)  
Angelyn L. Bronaugh as Trustee for Dawn Syx and Starr Blakeley

Angelyn L. Bronaugh (Seal)  
Angelyn L. Bronaugh as Administratrix of the Estate of A.C. Bronaugh, Probate Case #29-011, Shelby County

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Angelyn L. Bronaugh as Trustee for Dawn Syx and Starr Blakeley and Angelyn L. Bronaugh as Administratrix of the Estate of A.C. Bronaugh, Probate Case #29-011, Shelby County, whose names are signed to the foregoing conveyance and who are known to me, 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 13<sup>th</sup> day of November, 2000.

Christina Gracian Hyatt  
NOTARY PUBLIC  
My Commission Expires: 06/13/2002

EXHIBIT "A"

A parcel of land situated in the Northeast of the Southwest of Section 36, Township 18 South, Range 1 East being more particularly described as follows:

Commence at the Northwest corner of the Northeast of the Southwest of Section 36, Township 18 South, Range 1 East; thence run East along the North line of the said  $\frac{1}{4}$ - $\frac{1}{4}$  for 334.31' to the point of beginning; from the point of beginning thus obtained continue along the last described course for 248.69'; thence turn an angle right of  $84^{\circ}17'61''$  and run Southeast for 815.32'; thence turn an angle to the right of  $14^{\circ}22'08''$  and run southwest for 476.16'; thence turn an angle to the right of  $84^{\circ}38'22''$  and run West for 98.15'; thence turn an angle to the right of  $89^{\circ}14'35''$  and run North for 273.05'; thence turn an angle to the left of  $89^{\circ}14'35''$  and run West for 150.00'; thence turn and angle to the right of  $89^{\circ}14'35''$  and run North for 1010.62' to the point of beginning.

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