

Send Tax Notice To:
Bill and Rhonda Brantley
128 Highcrest Road
Pelham, Alabama 35124

This instrument was prepared by:
Laurie Boston Sharp
ALLISON, MAY, ALVIS, FUHRMEISTER,
KIMBROUGH & SHARP, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Inst # 2001-08317

General Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Twenty Thousand and No/100 Dollars (\$20,000.00) paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **RONALD N. BROWN**, a married man, (herein referred to as Grantor), does grant, bargain, sell and convey unto **BILL R. BRANTLEY and wife, RHONDA A. BRANTLEY**, (herein referred to as Grantees), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

LOT 9 and LOT 10, Fahey Subdivision, as recorded in Map Book 8, at Page 52, in the Office of the Judge of Probate of Shelby County, Alabama.

ALSO: Part of Lot 8, Fahey Subdivision, as recorded in Map Book 8, at Page 52, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows: From the most Westerly corner of said Lot 8, run in a Northeasterly direction along the East right-of-way line of Shelby County Highway #42, and also being the West line of said Lot 8 for a distance of 15.44 feet to an existing iron pin; thence turn an angle to the right and run in an Easterly direction along the North line of said Lot 8 for a distance of 199.18 feet to an existing iron pin; thence turn an angle to the left of 25° 37' 55" and run in a Northeasterly direction along said North line of Lot 8 for a distance of 87.0 feet; thence turn an angle to the right of 97° 41' 12" and run in a Southeasterly direction for a distance of 39.21 feet; thence turn an angle to the right of 97° 58' 55" and run in a Southwesterly direction along the South line of said Lot 8 for a distance of 88.65 feet to an existing iron pin; thence turn an angle to the right of 09° 57' 48" and run in a Southwesterly direction for a distance of 206.05 feet, more or less, to the point of beginning.

The above described property is not the homestead of the Grantor.

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04:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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SUBJECT TO:

1. Current taxes;
2. Public utility easements as shown by recorded plat, including a 10 foot on the Southerly, Easterly and Northeasterly sides, and a 10 foot running East to West through center of Lot 8; a 10 foot easement on the Southeasterly sides for both Lots 9 and 10; a 10 foot easement on the Northeasterly side, and a 30 foot Alabama Power Company easement running East to West through West half of lot.
3. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 43, page 576 and Map Book 8, page 52 in the Office of the Judge of Probate of Shelby County, Alabama;
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, including rights set out in Deed Book 313, page 422 in the Probate Office of Shelby County, Alabama, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights;
5. Rights of riparian owners in and to the use of said Lay Lake (Lots 8 and 12).
6. Rights acquired by Alabama Power Company as shown by instrument recorded in Deed Book 242 page 369 in Probate Office.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns, forever

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the em day of March, 2001.

RONALD N. BROWN

Ronald N. Brown

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that RONALD N. BROWN, 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 em day of March, 2001.

James A. Lucas
NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES SEPTEMBER 1, 2004

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SHELBY COUNTY JUDGE OF PROBATE
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