

THIS INSTRUMENT PREPARED BY:

George J. Bouloukos, Attorney
BOULOUKOS & OGLESBY
2017 Second Avenue North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Mrs. Sarah K. Bragan
103037 Highway 55 (at Westover)
Sterrett, AL 35147

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ten and No/100 Dollars (\$10.00.), the receipt whereof is hereby acknowledged, and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantee herein, we, James A. Bragan aka James A. Bragan, Sr. and wife, Sarah K. Bragan, (herein referred to as Grantors, whether one or more), grant, bargain, sell and convey unto Sarah K. Bragan, a married woman (hereinafter referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

The property herein conveyed is described on Exhibit A attached hereto.

SUBJECT TO: Easements, restrictions and rights of way, set back lines, defects, liens, encumbrances, adverse claims or other matters, if any, of record, including but not limited to:

Mineral, mining, oil and gas rights and rights incidental thereto; if not owned by Grantors.

Taxes due in the year 2001, a lien, but not yet payable.

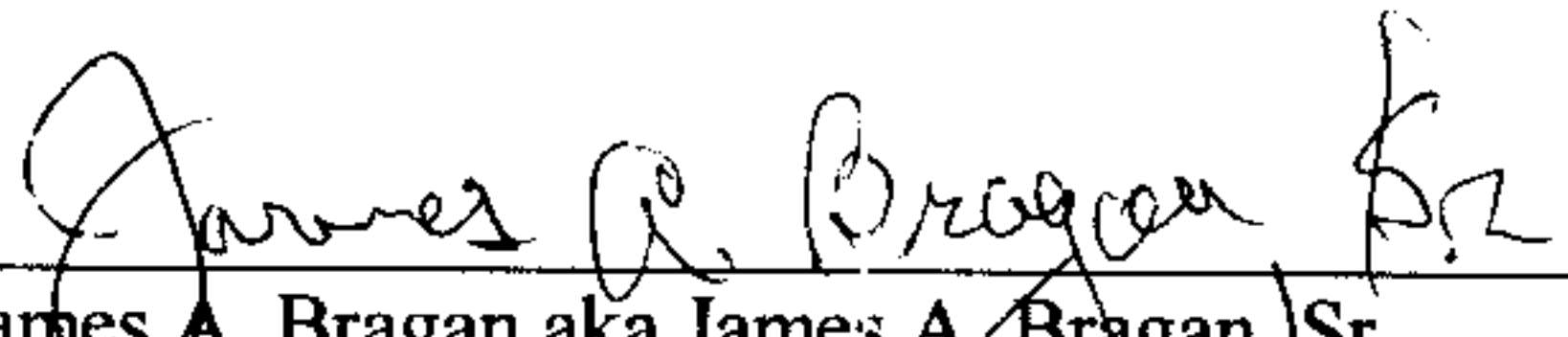
A mortgage owed to ACIPCO Federal Credit Union dated August 4, 1994, recorded in the Probate Court of Shelby County, Alabama, under Instrument Number 08/04/1994-24420.


Title to the property hereinabove described is not warranted by the preparer hereof as no title search has been conducted or policy of title insurance obtained. This document has been prepared solely on information furnished by Grantee.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 16 day of May, 2001.


James A. Bragan aka James A. Bragan, Sr.


Sarah K. Bragan

05/23/2001-21079
02:37 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 17.50

Inst # 2001-21079

WARRANTY DEED

From James A. Bragan aka James A. Bragan, Sr.
and wife, Sarah K. Bragan
to Sarah K. Bragan, a married woman
Page 2

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James A. Bragan aka James A. Bragan, Sr. and wife, Sarah K. Bragan, 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 16 day of May, 20 01.

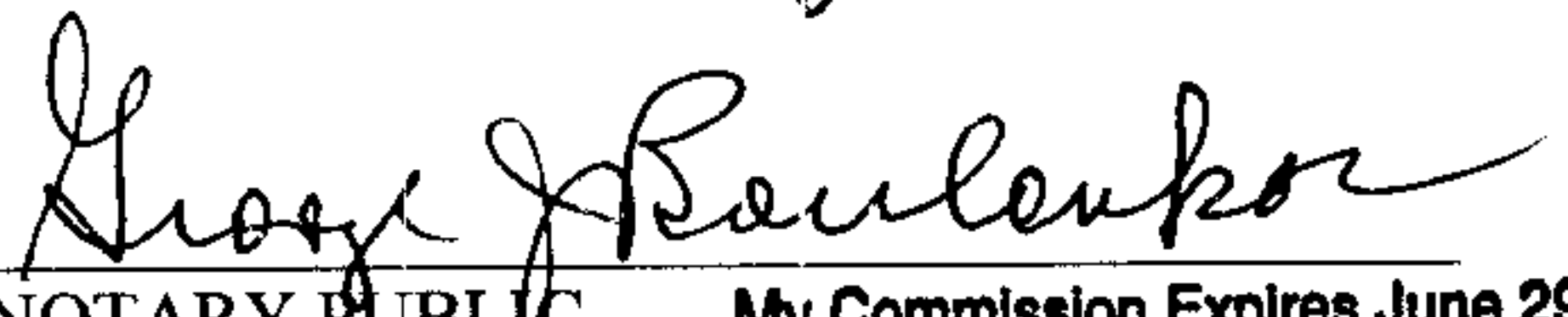

NOTARY PUBLIC My Commission Expires June 29, 2004
MY COMMISSION EXPIRES: _____

EXHIBIT A

A parcel of land lying within the boundaries of the SE 1/4 of Section 21, Township 19 South, Range 1 East, described as follows:

Commence at the Southeast corner of Section 21, Township 19 South, Range 1 East; thence North 01 degrees 08 minutes 57 seconds West along the SE 1/4 of said Section 21 a distance of 632.10 feet; thence North 00 degrees 51 minutes 15 seconds West along said East boundary a distance of 324.69 feet; thence North 64 degrees 43 minutes 18 seconds West a distance of 380.03 feet to the point of beginning; thence North 13 degrees 25 minutes 57 seconds East a distance of 274.99 feet; thence North 89 degrees 28 minutes 10 seconds West a distance of 282.12 feet; thence South 13 degrees 25 minutes 51 seconds West a distance of 212.05 feet; thence South 76 degrees 34 minutes 38 seconds East a distance of 274.99 feet to the point of beginning.

Together with an easement 30 feet in width for ingress and egress and utility purposes; described as follows: Commence at the Southeast corner of Section 21, Township 19 South, Range 1 East; thence North 01 degrees 08 minutes 57 seconds West along the East boundary of the SE 1/4 of said Section 21 a distance of 632.10 feet; thence North 00 degrees 51 minutes 15 seconds West along said east boundary a distance of 324.69 feet to the Southeast corner of described easement; thence continue 16.71 feet along the previously described course to the centerline of said easement lying 15.00 feet on each side of the following described centerline; thence North 64 degrees 43 minutes 18 seconds West a distance of 360.50 feet; thence North 13 degrees 25 minutes 57 seconds East a distance of 261.81 feet, 15.00 feet Southeasterly from and parallel with the above described property, to the end of said easement. Approximately 1.97 acres.

Minerals and mining rights excepted.

Inst # 2001-21079

05/23/2001-21079
02:37 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 17.50