

THIS INSTRUMENT PREPARED BY:

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

SEND TAX NOTICE TO:

Mr. James A. Bragan, Sr.
103037 Highway 55 (at Westover)
Sterrett, AL 35147

STATE OF ALABAMA)

SHELBY COUNTY)

Inst # 2001-21080

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 James A. Bragan, Sr., (hereinafter referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

The property herein conveyed is described on Exhibits A and B attached hereto and made a part hereof excluding the property described in Exhibit C attached hereto and made a part hereof.

SUBJECT TO: Easements, restrictions and rights of way, set back lines, defects, liens, encumbrances, adverse claims or other matters, if any, of record.

Right of way to Shelby County, Alabama, in Deed Book 135, Page 169, Permit to Alabama Power company in Deed Book 147, Page 42.

Less and except any part of subject property now a part of roadway and/or Dickerson Branch.

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

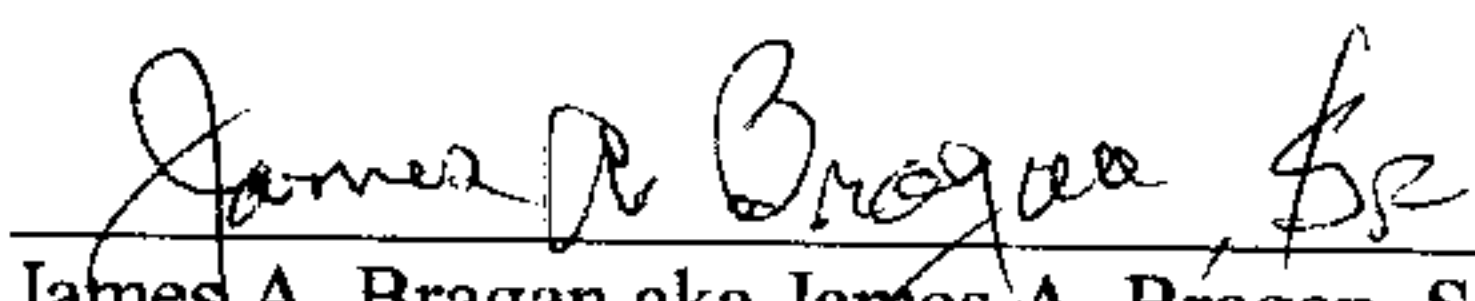
Taxes due in the year 2001, a lien, but not yet payable.

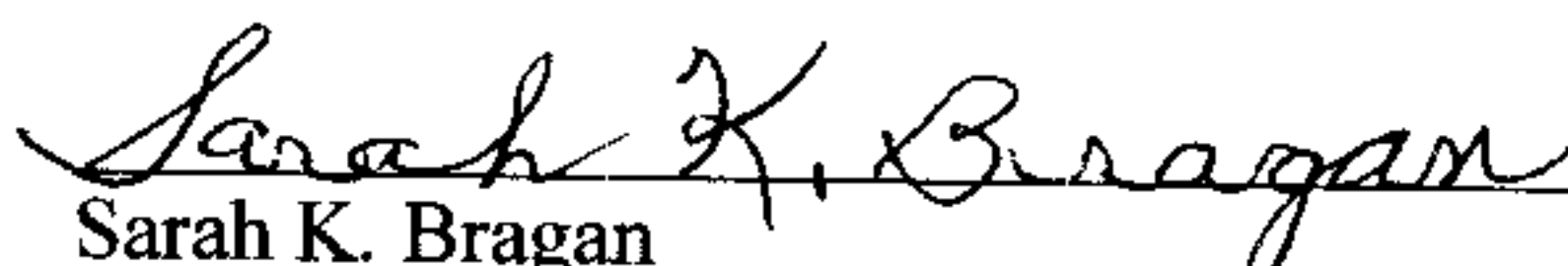
Title to the property hereinabove described is not warranted by the preparer hereof as no title search has been conducted or policy of title insurance obtained. This document has been prepared solely on information furnished by Grantee.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its 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, its 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, 20 01.


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


Sarah K. Bragan

05/23/2001-21080

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SHELBY COUNTY JUDGE OF PROBATE
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WARRANTY DEED

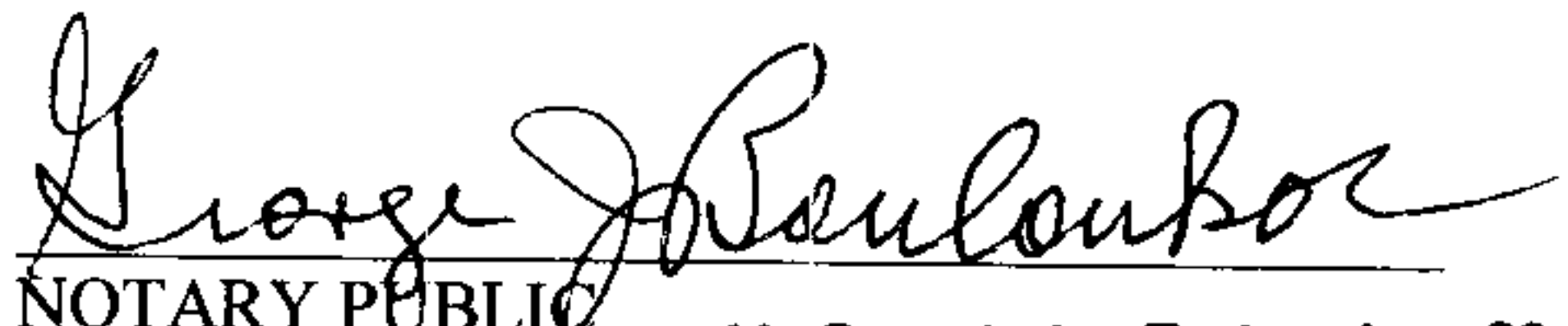
From James A. Bragan aka James A. Bragan, Sr.
and wife, Sarah K. Bragan
to James A. Bragan, Sr., a married man
Page 2

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: My Commission Expires June 29, 2004

EXHIBIT A

Begin at the Southwest corner of the Northeast quarter of the Southeast Quarter of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama, and run thence North 0 degrees 40 minutes 14 seconds West along the West line of said quarter-quarter a distance of 330.59 feet to a point, thence run South 89 degrees 44 minutes 40 seconds East a distance of 1,308.37 feet to a point on the West margin of Shelby County Highway No. 55, thence run South 0 degrees 52 minutes 04 seconds East along said margin of said Highway a distance of 714.37 feet to a point, thence run North 89 degrees 44 minutes 40 seconds West a distance of 1,818.18 feet to a point in the centerline of the Dickerson Branch, thence run North 40 degrees 20 minutes 44 seconds West along the center of said branch a distance of 11.99 feet to a point, thence run South 87 degrees 10 minutes 36 seconds East along the center of said branch a distance of 46.26 feet to a point, thence run North 58 degrees 23 minutes 40 seconds East along the center of said branch a distance of 66.26 feet to a point, thence run North 0 degrees 39 minutes 55 seconds West along the center of said branch a distance of 56.11 feet to a point, thence run North 32 degrees 12 minutes 10 seconds East along the center of said branch a distance of 47.25 feet to a point, thence run North 61 degrees 47 minutes 38 seconds East along the center of said branch a distance of 32.03 feet to a point, thence run North 13 degrees 45 minutes 47 seconds West along the center of said branch a distance of 24.78 feet to a point, thence run North 40 degrees 18 minutes 12 seconds West along the center of said branch a distance of 100.78 feet to a point, thence run North 44 degrees 59 minutes 25 seconds East along the center of said branch a distance of 34.46 feet to a point, thence run North 9 degrees 20 minutes 50 seconds East along the center of said branch a distance of 41.78 feet to a point, thence run North 44 degrees 04 minutes 11 seconds West along the center of said branch a distance of 89.14 feet to a point on the North line of the Southwest quarter of the Southeast quarter of same said Section 21, thence run South 89 degrees 45 minutes 02 seconds East along said North line of said quarter-quarter a distance of 457.16 feet to the point of beginning. Situated in Shelby County, Alabama.

EXHIBIT B

LEGAL DESCRIPTION

Commence at the Northwest corner of the Southeast one-quarter of the Southeast one-quarter of Section 21, Township 19 South, Range 1 East; thence South 89 degrees, 45 minutes, 02 seconds East along the North boundary of said Southeast quarter of the Southeast quarter a distance of 1309.42 feet to the westerly right-of-way of Shelby County Road No. 55; thence right 88 degrees, 53 minutes 47 seconds southerly 383.74 feet along said right-of-way to the Point of Beginning; thence continue along the previously described course 324.69 feet to a point being 632.10 feet North 01 degrees, 08 minutes, 57 seconds West of an old Axle found at the southeast corner of said Section 21; thence right 79 degrees, 04 minutes, 45 seconds from said right-of-way, southwesterly 362.64 feet; thence right 14 degrees, 03 minutes, 07 seconds, northwesterly 544.52 feet; thence left 02 degrees, 01 minutes, 52 seconds, westerly 936.89 feet to a capped rebar set; thence continue 17.54 feet along the previously described course to the center of a small stream known as Dickerson Branch; thence northerly along the centerline of said Dickerson Branch, described approximately by the following meander line: right 48 degrees, 43 minutes, 06 seconds, northwesterly 59.82 feet; thence right 13 degrees, 11 minutes, 36 seconds, northwesterly 55.01 feet; thence left 39 degrees, 02 minutes, 35 seconds northwesterly 22.69 feet; thence right 46 degrees, 10 minutes, 20 seconds northwesterly 51.33 feet; thence right 08 degrees, 46 minutes, 20 seconds, northwesterly 65.19 feet; thence right 16 degrees, 12 minutes, 38 seconds, northeasterly 55.82 feet; thence right 86 degrees, 47 minutes, 49 seconds, easterly 38.55 feet; thence right 31 degrees, 25 minutes, 46 seconds, southeasterly 45.95 feet; thence left 54 degrees, 22 minutes, 40 seconds, northeasterly 48.20 feet; thence left 54 degrees, 13 minutes, 25 seconds, northeasterly 30.96 feet; thence right 54 degrees, 14 minutes, 53 seconds, northeasterly 41.54 feet; thence right 35 degrees, 45 minutes, 20 seconds, southeasterly 25.45 feet; thence left 91 degrees, 26 minutes, 08 seconds, northeasterly 36.71 feet; thence left 73 degrees, 33 minutes, 27 seconds northwesterly 69.69 feet; thence right 85 degrees, 11 minutes, 38 seconds, northeasterly 10.33 feet; thence right 66 degrees, 09 minutes, 27 seconds from Dickerson Branch, bearing South 89 degrees, 44 minutes, 40 seconds East, 20.18 feet to an iron pin; thence continue easterly 1798.00 feet along the previously described course to the Point of Beginning.

EXHIBIT C

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.

Minerals and mining rights excepted.

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