


STATE OF ALABAMA

SHELBY COUNTY

SEND T

  
20020708000312780 Pg 1/2 87.00  
Shelby Cnty Judge of Probate, AL  
07/08/2002 08:58:00 FILED/CERTIFIED

Matthew C. Brantley  
19 Johnson Drive  
Chelsea, AL 35043

### GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of Seventy Three Thousand and 00/100 Dollars (\$73,000.00) in hand paid to the undersigned Grantors, Carolyn M. Jones Easley and husband, Steven Easley, (herein referred to as GRANTORS) in hand paid by the grantee herein, the receipt of which is hereby acknowledged by said GRANTORS do by these presents, **GRANT, BARGAIN, SELL, AND CONVEY** to Matthew C. Brantley (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 26, Township 19 South, Range 1 West, City of Chelsea, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ ; thence N 00 degrees 00 minutes 00 seconds E and along the East  $\frac{1}{4}$  -  $\frac{1}{4}$  line, a distance of 368.00 feet to the point of beginning; thence N 70 degrees 43 minutes 49 seconds W, a distance of 147.90 feet to a point, said point lying on the Southeast ROW line of Johnson Drive (15' R.O.W.); thence N 38 degrees 09 minutes 00 seconds E along the ROW and passing through the centerline of said road, a distance of 208.85 feet; thence S 26 degrees 47 minutes 02 seconds E and leaving said ROW, a distance of 23.52 feet; thence N 00 degrees 00 minutes 00 seconds E, a distance of 20.05 feet to a point; said point lying on the Southwesterly ROW line of Shelby County Highway #439 (80' ROW); thence S 51 degrees 37 minutes 52 seconds E and along said ROW a distance of 149.99 feet to a point; said point being the beginning of a non tangent curve to the right, having a radius of 783.14 feet; a central angle of 02 degrees 50 minutes 51 seconds and subtended by a chord which bears S 49 degrees 53 minutes 26 seconds E, and a chord distance of 38.92 feet; thence along the arc of said curve and said ROW a distance of 38.92 feet; thence S 57 degrees 29 minutes 15 seconds W and leaving said ROW a distance of 174.75 feet to the point of beginning.

\$52,000.00 of the purchase price was paid from a mortgage loan closed simultaneously herewith.

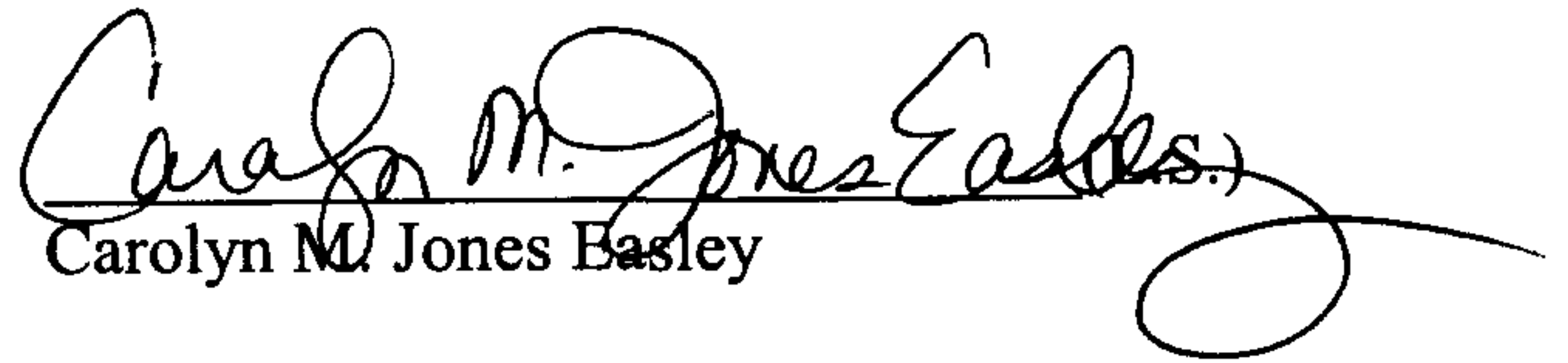
Carolyn M. Jones Easley and Carolyn M. Jones, the grantee of that certain conveyance recited in Instrument No. 1994-33717 and Instrument No. 1996-7208 are one and the same person.

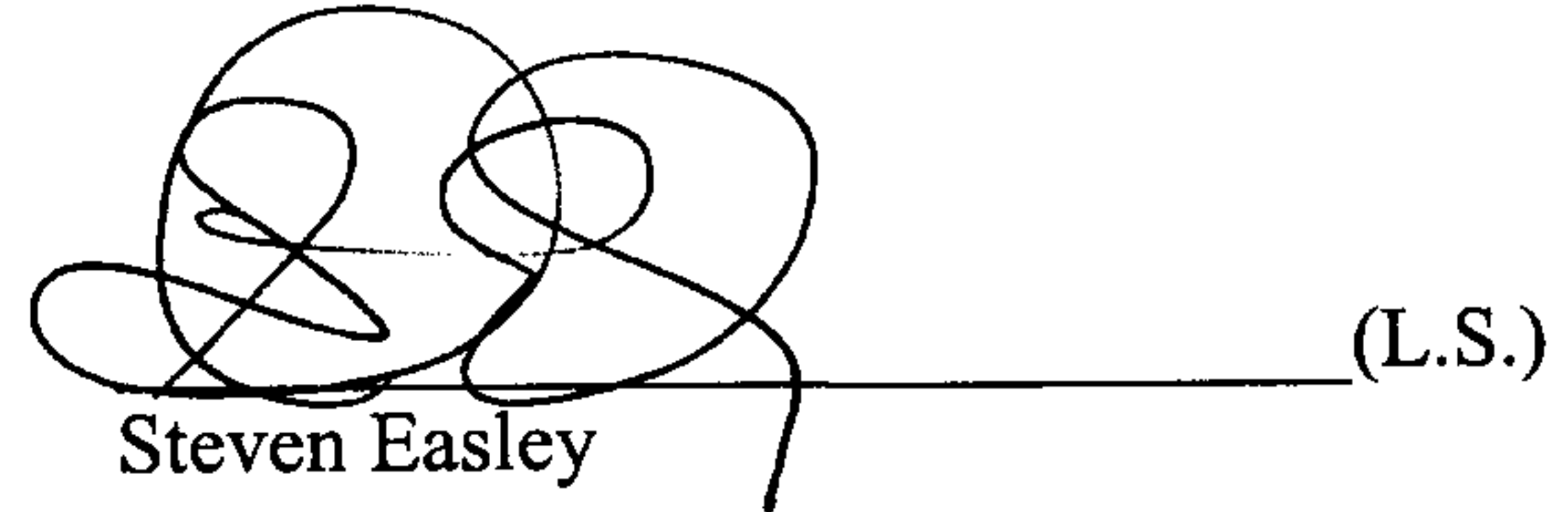
This conveyance is subject to all easements, covenants, rights-of-way and restrictions of record affecting said property.

**TO HAVE AND TO HOLD**, To the said GRANTEE, his heirs and assigns in fee simple forever, together with every contingent remainder and right of reversion.

The GRANTORS do for themselves, their heirs and assigns, covenant with GRANTEE, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs and assigns, shall warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals, this the 28th day of June, 2002.

  
Carolyn M. Jones Easley

  
Steven Easley (L.S.)

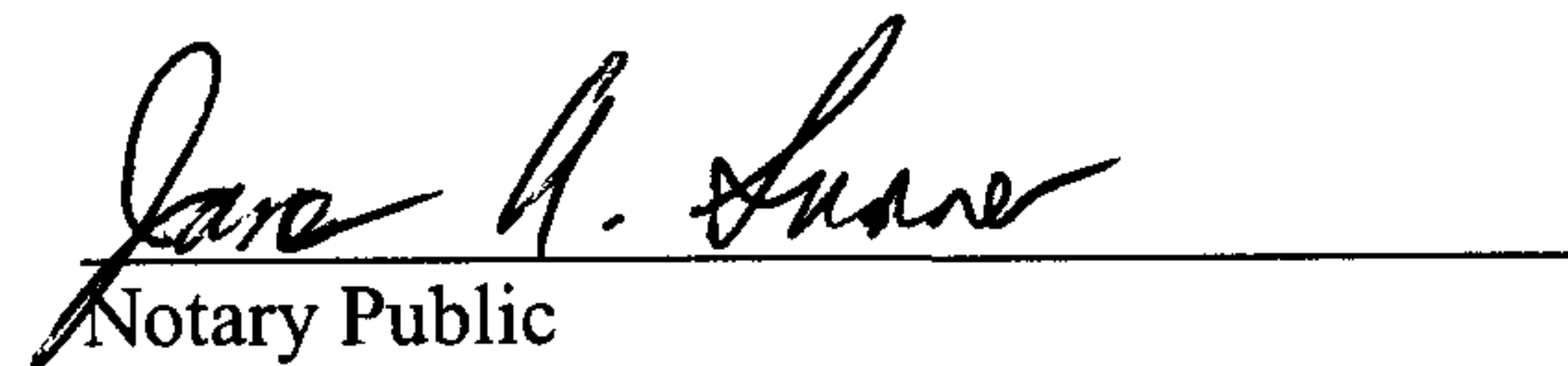
STATE OF ALABAMA

JEFFERSON COUNTY

**ACKNOWLEDGMENT**

Before me, a Notary Public in and for said County and State, personally appeared Carolyn M. Jones Easley and husband, Steven Easley, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 28th day of June, 2002.

  
Notary Public

Commission Expires: 04-28-05

THIS INSTRUMENT PREPARED BY:

Alan Stabler  
Attorney at Law  
1200 4th Avenue, North  
Birmingham, AL 35203