

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

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20030630000407070 Pg 1/2 19.00  
Shelby Cnty Judge of Probate, AL  
06/30/2003 09:56:00 FILED/CERTIFIED

Send Tax Notice to:

(Name) Stephen T. Bragg and Laura T. Bragg

(Address) 13545 Highway 73

Montevallo, AL 35115

\*\*\*MINIMUM VALUE: \$5,000.00 \*\*\*

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

**DAVID EARL THOMAS and wife, ANNE B. THOMAS, aka ANN B. THOMAS, aka ANNE BASHORE THOMAS**

(herein referred to as grantors) do grant, bargain, sell and convey unto

**LAURA T. BRAGG and husband, STEPHEN T. BRAGG**

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

**Commence at the Southwest corner of the Northwest quarter of said Section 9; thence run East along the South line of said quarter section for a distance of 2,238.93 feet to an iron pin set; thence turn an angle to the left of 88 degrees, 23 minutes, 11 seconds and run in a Northerly direction for a distance of 250.84 feet to an iron pin set at the point of beginning; thence continue along last stated course for a distance of 254.33 feet to an iron pin set on the South line of Wilmont Subdivision, as recorded in Map Book 3 on Page 124, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 89 degrees, 56 minutes, 40 seconds and run in an Easterly direction along the South line of said Wilmont Subdivision for a distance of 497.00 feet to an iron pin found; thence turn an angle to the right of 88 degrees, 26 minutes, 06 seconds and run in a Southerly direction for a distance of 247.47 feet to an iron pin set; thence turn an angle to the right of 90 degrees, 46 minutes, 31 seconds and run in a Westerly direction for a distance of 504.05 feet to the point of beginning; said parcel II containing 2.88 acres, more or less.**

**A 20 foot easement for ingress and egress situated in the North ½ of Section 9, Township 24 North, Range 12 East, St. Stephens Meridian, Shelby County, Alabama, lying 10 feet either side of a line being more particularly described as follows:**

**Commence at the Southwest corner of the Northwest quarter of said Section 9; thence run East along the South line of said quarter section for a distance of 2,750.03 feet to an iron pin found; thence turn an angle to the left of 90 degrees, 00 minutes 26 seconds and run in a Northerly direction for a distance of 10.00 feet to the point of beginning; thence turn an angle to the right of 90 degrees, 00 minutes, 26 seconds and run in an Easterly direction 10 feet from and parallel to said South line for a distance of 382.45 feet to a point; thence turn an angle to the left of 73 degrees, 48 minutes, 45 seconds and run in a Northeasterly direction for a distance of 50.99 feet to a point; thence turn an angle to the right of 87 degrees, 30 minutes, 02 seconds and run in a Southeasterly direction for a distance of 66.16 feet to the Northwest right-of-way line of Shelby County Highway #73 and the end of said easement.**

As per the survey of Carl Daniel Moore, Reg. L.S. # 12159, dated November 27, 2001.

**SOURCE OF TITLE: Office of Shelby County Probate Judge, Deed Book 303, Page 626; Deed Book 140, Page 857; and Instrument No. 1992-11081.**

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 18<sup>th</sup> day of JUNE, 2003.

David Earl Thomas  
DAVID EARL THOMAS

Anne B Thomas  
ANNE B. THOMAS

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **David Earl Thomas and Anne B. Thomas**, 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 18<sup>th</sup> day of June, 2003.

Chandy L. Johnson  
Notary Public  
My commission expires: 2/13/07