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Shelby Cnty Judge of Probate, AL  
02/23/2004 13:46:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY:

**TOMMIE WILSON, ATTORNEY  
1904 Cogswell Avenue  
Pell City, AL 35125**

SEND TAX NOTICE TO:

**Michelle Chandler  
4126 County Rd. 703  
Cullman, AL 35055**

STATE OF ALABAMA)

SHELBY COUNTY )

WARRANTY DEED

**\$10.00** KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations, in hand paid to the undersigned Grantors, Charles Eddie Bragg and wife Esther M. Bragg, in hand paid by Michelle Chandler and Robin Bragg, the receipt of which is hereby acknowledged, we the said Grantors do hereby grant, bargain, sell and convey unto Michelle Chandler and Robin Bragg, all our right, title, interest or claim to the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel One:

All that tract or parcel of land situated in SE quarter of Section 9, and the NE quarter of Section 16, all being in Township 19 South, Range 2 East and being more particularly described as follows: Commence at the NE corner of the south half of the SW quarter of the SE quarter of Section 9, Township 19 south, Range 2 East and run west along the north line of said south half a distance of 20.0 feet to point of beginning; thence turn left 90 degrees 55 minutes 21 seconds and run south a distance of 506.42 feet; thence turn right 90 degrees 00 minutes and run west a distance of 180.00 feet; thence turn right and parallel to the east line a distance of 511.47 feet; thence turn right and run east along the north line of said south half a distance of 180 feet to point of beginning. Said tract is referred to as Lot #10A, Shelby Estates and contains 2.1 acres, more or less.

Parcel Two:

All that tract or parcel of land situated in SE quarter of Section 9, and the NE quarter of Section 16, all being in Township 19 south, Range 2 East and being more particularly described as follows: Commence at the NE corner of the south half of the SW quarter of the Se quarter of section 9, Township 19 south, Range 2 East, said point is the point of beginning; thence run west along the north line of said south half a distance of 20.0 feet; thence turn left 90 degrees 45 minutes and run south 1,135 feet to a point on the northwesterly right of way line of County Road #83; thence turn left and run northeasterly along said right of way line a distance of 235 feet; thence turn left and run north and parallel to the west line a distance of 910.0 feet to the centerline of Blue Spring Creek; thence turn left and follow centerline of creek meandering in a northwesterly direction approximately 162.50 feet, more or less; thence turn right and run north a distance of 60.0 feet to the point of beginning. Said tract is described as Lot #11 Shelby Estates, containing 4.2 acres, more or less.

**WARRANTY DEED  
BRAGG TO CHANDLER & BRAGG  
PAGE TWO**

This conveyance is subject to all easements, rights of way, reservations, restrictions, restrictive covenants, zoning ordinances and other matters of record.

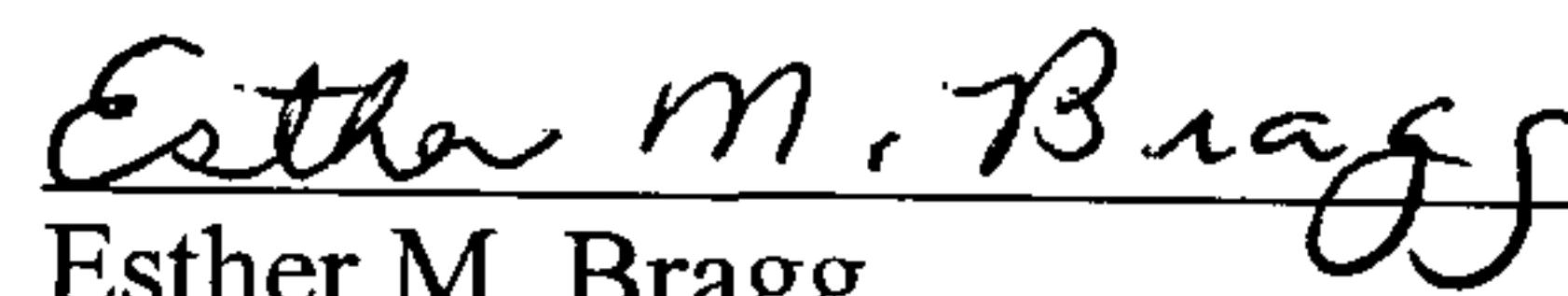
The above legal description was furnished by the Grantors herein and preparer of this document makes no warranty as to correctness of said description or ownership of the premises described. No title examination has been performed and there are no representations made as to the merchantability of the title, ownership of mineral and mining rights, adverse possession, easements or any other matters affecting title to the premises.

**TO HAVE AND TO HOLD** to the said Grantees, Michelle Chandler and Robin Bragg, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises conveyed; and 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 Grantees, their heirs and assigns forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, We have hereunto set our hands and seal this 22nd day of August, 2002.

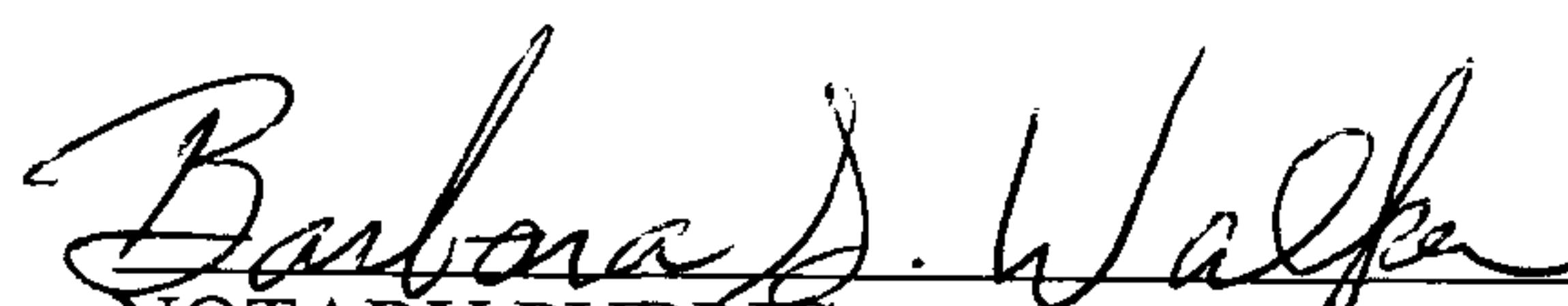
  
\_\_\_\_\_  
Charles Eddie Bragg

  
\_\_\_\_\_  
Esther M. Bragg

STATE OF ALABAMA )  
ST. CLAIR COUNTY )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Charles Eddie Bragg and Esther M. Bragg, 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 22nd day of August, 2002.

  
\_\_\_\_\_  
NOTARY PUBLIC