



20041020000580410 Pg 1/2 149.00
Shelby Cnty Judge of Probate, AL
10/20/2004 14:50:00 FILED/CERTIFIED

SEND TAX NOTICE TO:

Tim O'Brien
600 Hwy 361
Pelham, Alabama 35124

This instrument was prepared by
Sunny Henderson
Preferred Title Agency, Inc.
300 Office Park Drive, Suite 230
Birmingham, Alabama 35223

WARRANTY DEED

STATE OF Alabama

KNOW ALL MEN BY THESE PRESENTS:

Jefferson COUNTY

That in consideration of **One Hundred Thirty Five Thousand dollars & no cents (\$135,000.00)**
To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,,
Michael Gragg, By: Kellie Gragg, Attorney in Fact and wife, Kellie Gragg (herein referred to as grantor, whether one or more),
grant, bargain, sell and convey unto **Tim O'Brien, an unmarried man** (herein referred to as grantee, whether one or more), the
following described real estate, situated in **Shelby County, Alabama**, to-wit:

#3737
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY,
ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT
THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 13, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY,
ALABAMA; THENCE IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF
SAID 1/4-1/4 SECTION A DISTANCE OF 661.63 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A
DISTANCE OF 134.60 FEET; THENCE AN ANGLE RIGHT OF 90 DEGREES AND RUN
IN A WESTERLY DIRECTION A DISTANCE OF 126.15 FEET, THENCE AN ANGLE
RIGHT OF 90 DEGREES 02 MINUTES AND RUN IN A NORTHERLY DIRECTION
ALONG THE CENTERLINE OF AN ABANDONED ROAD A DISTANCE OF 135.84
FEET; THENCE AN ANGLE LEFT OF .6 DEGREES 08 MINUTES AND RUN IN A
NORTHWESTERLY DIRECTION ALONG SAID CENTERLINE A DISTANCE OF 215.09
FEET; THENCE AN RIGHT ANGLE OF 8 DEGREES 40 MINUTES AND RUN IN A
NORTHERLY DIRECTION ALONG SAID CENTERLINE A DISTANCE OF 83.91 FEET;
THENCE AN ANGLE RIGHT OF 100 DEGREES 16 MINUTES AND RUN IN AN
EASTERLY DIRECTION A DISTANCE OF 406.78 FEET; THENCE AN ANGLE RIGHT
OF 80 DEGREES 10 MINUTES AND RUN IN A SOUTHERLY DIRECTION OF 205.44
FEET; THENCE AN ANGLE RIGHT OF 86 DEGREES 11 MINUTES AND RUN IN A
WESTERLY DIRECTION A DISTANCE OF 240.72 FEET TO THE POINT OF
BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns 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 said **GRANTEES**, their heirs and assigns
forever, against the lawful claims of all persons.

HG
MG by KG

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this OCTOBER 14, 2004

Michael Gragg by Kellie Gragg (Seal)
Michael Gragg, By: Kellie Gragg, Attorney in Fact
Kellie Gragg (Seal)
Kellie Gragg

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kellie Gragg, a married woman** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of October, 2004.

Notary Public
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Michael Gragg, a married man**, whose name is signed by **Kellie Gragg, as Attorney in Fact**, to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this 14th day of October, 2004.

Notary Public