

#5000.00

THIS INSTRUMENT PREPARED BY:

Name: **WILLIAM P. POWERS, III**

Attorney at Law

PO Box 1626

Columbiana, Alabama 35051

✓ Send Tax Notice To:

BRYAN STEVEN PERRY

15100 Highway 61

Wilsonville, Alabama 35186

20050218000080110 Pg 1/3 22.00
Shelby Cnty Judge of Probate, AL
02/18/2005 12:22:00 FILED/CERTIFIED

STATUTORY WARRANTY DEED

TITLE NOT EXAMINED BY PREPARER OF THIS DEED.

STATE OF ALABAMA, SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS** and other good and valuable consideration in hand paid to the undersigned, the receipt and sufficiency of which are hereby acknowledged, the undersigned (hereinafter called the Grantor)

JESSE BRYAN, a married man

JOYCE BRYAN, a married woman

does hereby **GRANT, BARGAIN, SELL and CONVEY** to

BRYAN STEVEN PERRY, an unmarried man

(hereinafter called Grantee), in fee simple, the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A", LEGAL DESCRIPTION.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SUBJECT TO LIFE ESTATE FOR JESSE BRYAN AND JOYCE BRYAN.

TO HAVE AND TO HOLD to said GRANTEE in fee simple, forever.

Given under MY hand and seal, this 15th day of February, 2005.

Witnesses:

Jay B. Powers

Jesse Bryan (SEAL)
JESSE BRYAN

Witnesses:

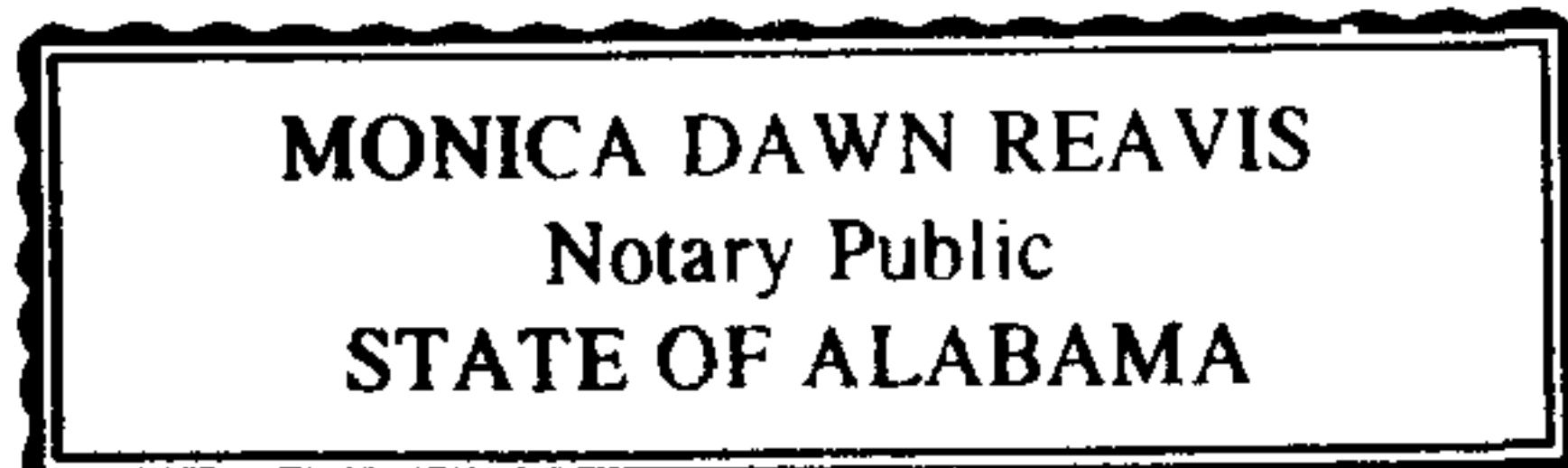
Jay B. Powers

Joyce Bryan (SEAL)
JOYCE BRYAN

STATE OF ALABAMA)
SHELBY COUNTY)

I, the Undersigned Authority, a Notary Public, in and for said county in said state, hereby certify that **JESSE BRYAN**, a married man, whose name **IS** signed to the foregoing instrument, and who **IS** known to me, acknowledged before me on this day that, being informed of the contents of said instrument, **HE** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of February, 2005.



Monica Dawn Reavis
Notary Public
My Commission Expires: 05-10-05

STATE OF ALABAMA)
SHELBY COUNTY)

I, the Undersigned Authority, a Notary Public, in and for said county in said state, hereby certify that **JOYCE BRYAN**, a married woman, whose name **IS** signed to the foregoing instrument, and who **IS** known to me, acknowledged before me on this day that, being informed of the contents of said instrument, **SHE** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of February, 2005.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 10, 2005
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Monica Dawn Reavis
Notary Public
My Commission Expires: 05-10-05

Exhibit "A"

2005021800008110 Pg 3/3 22.00
Shelby Cnty Judge of Probate, AL
02/18/2005 12 22:00 FILED/CERTIFIED

LEGAL DESCRIPTION

ALL OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 1 EAST, LYING WEST OF AN EXISTING DITCH.

ALSO THE FOLLOWING;

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 1 EAST;

THENCE S 00°21'06" E, ALONG THE WEST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 664.12 FEET TO THE POINT OF BEGINNING.

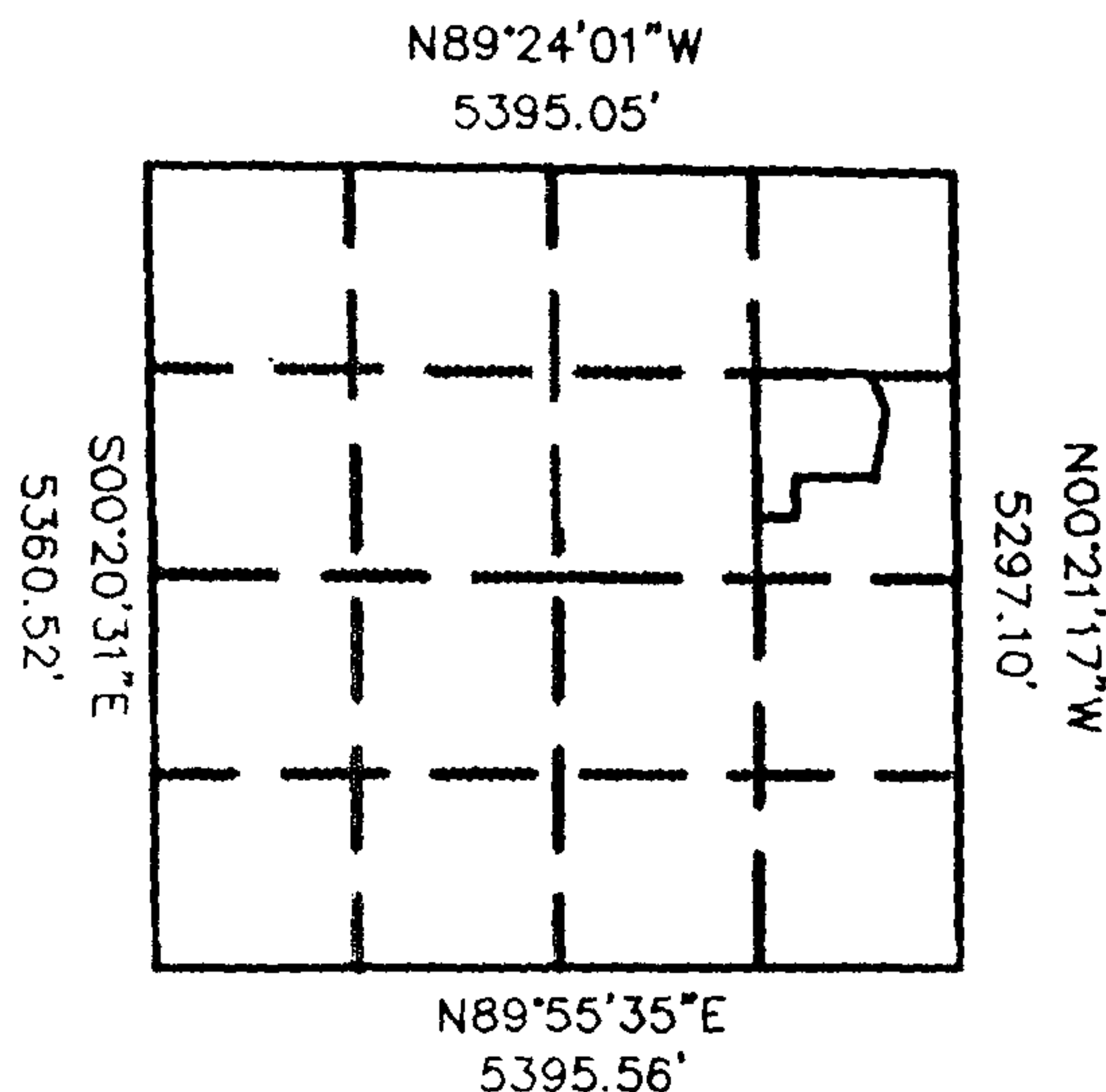
THENCE S 00°21'06" E, ALONG THE WEST LINE OF SAID SIXTEENTH SECTION A DISTANCE OF 264.00 FEET TO A 1/2" REBAR, SET;

THENCE S 89°39'10" E, A DISTANCE OF 264.00 FEET TO A POINT;

THENCE N 00°21'06" W, A DISTANCE OF 264.00 FEET TO A POINT;

THENCE N 89°39'10" W, A DISTANCE OF 264.00 FEET THE POINT OF BEGINNING. THIS PARCEL CONTAINS 14.42 ACRES OF LAND.

ALSO A 30' EASEMENT ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, EXTENDING FROM THE WEST RIGHT-OF-WAY OF COUNTY HIGHWAY 61 TO THE PREVIOUSLY MENTIONED DITCH BEING THE EAST BOUNDARY OF SAID PARCEL. SAID EASEMENT BEING RECORDED IN DEED BOOK 355, AT PAGE 603.



DETAIL SECTION