20050512000230530 1/3 \$198.00 Shelby Cnty Judge of Probate, AL 05/12/2005 04:09:02PM FILED/CERT

PREPARED BY:

SENT TAX NOTICE TO:

TRUSSELL & FUNDERBURG 1916 First Avenue, North Pell City, Alabama 35125

Jim and Marguerite B. Gorman 5448 Wood Lord Drive Birmingham, AL 35242

#### WARRANTY DEED

### TITLE NOT EXAMINED BY PREPARER

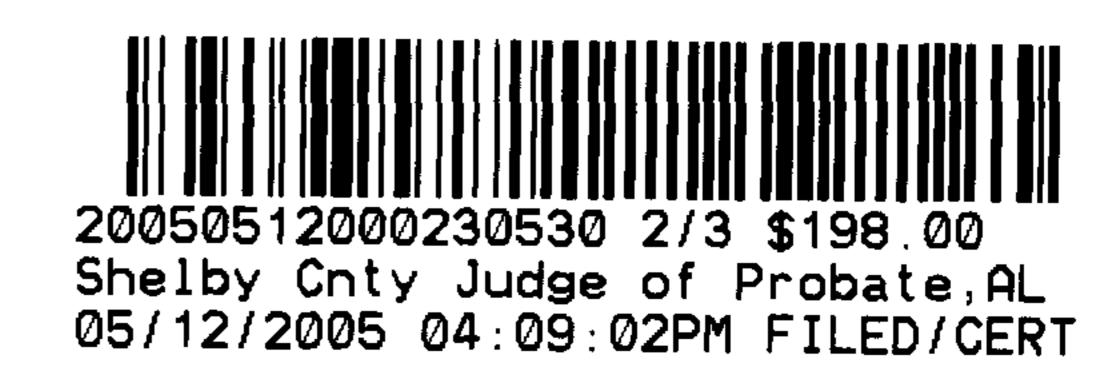
STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Eighty Thousand and no/100 Dollars (\$180,000.00) to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, ANNIE JOYCE BRASHER AND HUSBAND, MARVIN T. BRASHER, and FLOY JEAN DAVIS, a married woman, (herein referred to as grantors) do grant, bargain, sell and convey unto JIM GORMAN AND WIFE, MARGUERITE B. GORMAN, (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, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at a 1/2" pipe in a rock pile marking the NW corner of the Southeast Quarter of the Southwest Quarter, Section 26, Township 18 South, Range 2 East; thence South 89 degrees 23 minutes 22 seconds East 1355.49 feet along the North line of said forty to a capped 1/2" rebar (LS#21183), said point being the Northwest corner of the Southwest Quarter-Southeast Quarter, Section 26, Township 18 South, Range 2 East and also the point of beginning; thence South 89 degrees 23 minutes 23 seconds East 1765.39 feet along the North line of said Southwest Quarter-Southeast Quarter, and the North line of the Southeast quarter-Southeast Quarter, said section to a capped 1/2"rebar (LS#21183) on the Southwesterly right of way of Shelby County Road #59, (60' R/W); thence South 64 degrees 00 minutes 19 seconds East 26.10 feet to a capped 1/2" rebar (LS#21183) on the Northwesterly R/W of U.S. Highway #231 (100' R/W); thence South 33 degrees 52 minutes 53 seconds West 627.53 feet along said R/W to a capped 1/2" rebar (LS#21183); thence continue along said R/W along a curve to the left having a radius of 2364.23 feet and a chord bearing and distance of S 31 degrees 16 minutes 26 seconds West 209.47 feet to a 1/2" rebar; thence leaving said R/W North 89 degrees 30 minutes 58 seconds West 700.03 feet to a capped 1/2" rebar (LS #10559); thence South 20 degrees 24 minutes 15 seconds West 613.35 feet to a point on the South line of the Southwest Quarter-Southeast Quarter, said Section; thence North 89 degrees 23 minutes 35 seconds West 462.96 feet along the South line of said forty to a 3/4" steel rod marking the SW corner of said forty; thence North 02 degrees 03 minutes 43 seconds East 1295.13 feet along the West line of said forty to the point of beginning. Less and except any portion lying within the R/W of any public road.

# Subject to:



- 1. Ad valorem taxes due and payable October 1, 2005 and each subsequent year.
- 2. Mineral and mining rights not owned by the Grantor herein.
- 3. Easements, rights of way, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein.
- 4. Right of way to Alabama Power Company by instrument recorded in Deed Volume 250, Page 200, Probate Office, Shelby County, Alabama.
- 5. Rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.

The foregoing described property does not constitute the homestead of the Grantors herein of that of their respective spouses.

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 of such survivor forever, together with every contingent remainder and right of reversion.

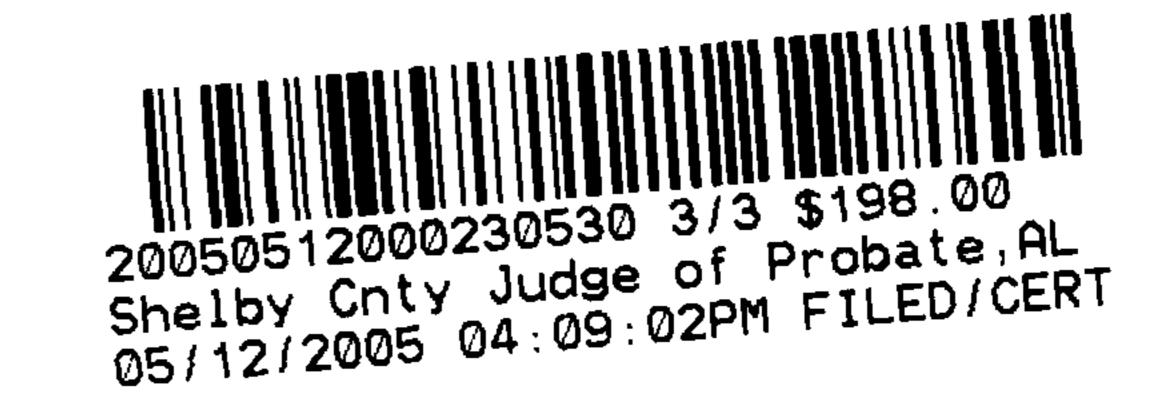
And wedo, for ourselves and for our heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12th day of April, 2005.

Annie Joyce Brasher

Marvin T. Brasher

Floy Jean Davis



### STATE OF ALABAMA

## ST. CLAIR COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Annie Joyce Brasher and husband, Marvin T. Brasher, and Floy Jean Davis, a married woman, 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 12th day of April, 2005.

,

Notary Public

Shelby County, AL 05/12/2005 State of Alabama

Deed Tax:\$180.00