



20060216000077900 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
02/16/2006 12:24:52PM FILED/CERT

Grantees' address:

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and no/100 DOLLARS (\$5,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned, Rickey Brasher, married (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Angela and Jonathan Haltiwanger (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the NE ¼ of the NW ¼ of Section 30, Township 19 South, Range 1 East, described as follows: Beginning at the North boundary of Highway 280 (formerly #38) right of way and at the East boundary line of the right of way of the road leading to the Chelsea Game Preserve Lake where said road intersects with Highway #280 and running in a northerly direction 70 yards; thence Easterly 70 yards; thence in a southerly direction 70 yards; thence in a westerly direction along north boundary line of Highway 280 to the point of beginning.

The above described property is also described as commencing at the Northwest corner Of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama; thence N 89° 18' 31" E along the North line of said Section a distance of 2116.47 feet to a ½" rebar found; thence S 12° 29' 57" E a distance of 330.32 feet to a 3/8" rebar found; thence S 19° 39' 59" W a distance of 323.08 feet to a 5/8" rebar set, said point also being the Point of Beginning; thence S 73° 03' 26" E a distance of 210.00 feet to a 5/8" rebar set; thence S 16° 23' 17" W a distance of 210.00 feet to a 5/8" rebar set; thence N 73° 03' 26" W a distance of 210.00 feet to a 5/8" rebar set; thence N 16° 23' 17" E a distance of 210.00 feet to the Point of Beginning. Said described property containing 1.01 acres, more or less, and lying in the Northeast ¼ of the Northwest 1.4 of Section 30 Township 19 South, Range 1 East, Shelby County, Alabama. According to survey and Plat of Bill R. Martin, RPLS No. 10559, dated 9/20/01.

TO HAVE AND TO HOLD to the said GRANTEE and to his heirs and assigns forever together with every contingent remainder and right of reversion.

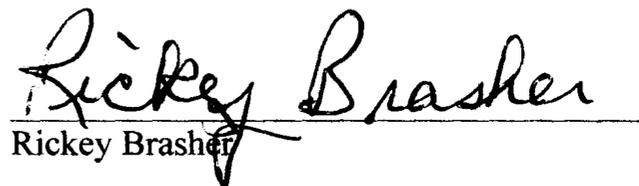
And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that



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GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, on this the 7th day of October 2005.

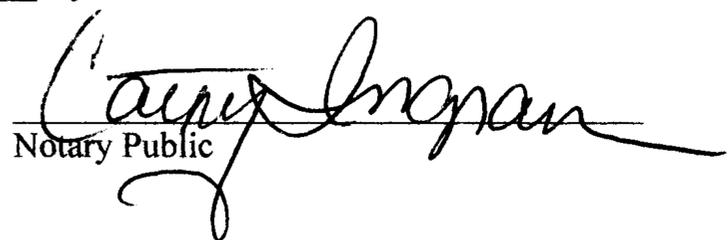

Rickey Brasher

STATE OF ALABAMA

SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rickey Brasher, married, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of October 2005.


Notary Public

CATHY INGRAM
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 25, 2009

Shelby County, AL 02/16/2006
State of Alabama

Deed Tax: \$5.00