

Shelby County, AL 03/02/2006 State of Alabama

Deed Tax:\$325.00

This instrument was prepared by: Mike T. Atchison P O Box 822

Columbiana, AL 35051

STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of THREE HUNDRED TWENTY FIVE THOUSAND and NO/00 Dollars (\$325,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

THE ESTATE OF FLORENCE C. FLOREY, PROBATE CASE NO. 42-067, SHELBY COUNTY, **ALABAMA**

grant, bargain, sell and convey unto,

CHARLES K BRAMMER AND MARY J BRAMMER

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County, Alabama

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

\$250,000.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

It is the intention of the Personal Representative of the Estate of Florence C. Florey, deceased, to convey to the Grantees all of the Decedent's interest in the real property described on Exhibit "A" to this Deed that was owned by the Decedent at the time of her death, whether accurately described on Exhibit "A" or not.

The undersigned executes this Deed solely in her capacity as Personal Representative, and nothing herein shall be construed to impose liability on her in her individual capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10TH day of FEBRUARY, 2006.

THE ESTATE OF FLORENCE C FLOREY, PROBATE CASE NO. 42-067, SHELBY COUNTY, ALABAMA

BELLE FLOREY PROSSER AS: PERSONAL REPRESENTATIVE STATE OF ALABAMA JEFFENSON COUNTY

I, the undersigned authority, _ a Notary Public in and for said County, in said State, hereby certify that

BELLE FLOREY PROSSER AS PERSONAL REPRESENTATIVE OF THE ESTATE OF FLORENCE C FLOREY, PROBATE CASE NO. 42-067, SHELBY COUNTY, ALABAMA

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 she executed the same voluntarily on the day the same bears date, in her capacity as such personal representative.

Given under my hand and official seal this 10TH day of FEBRUARY, 2006. NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Nov 5, 2006 BONDED THRU NOTARY PUBLIC UNDERWRITERS Notary Public My Commission Expires:

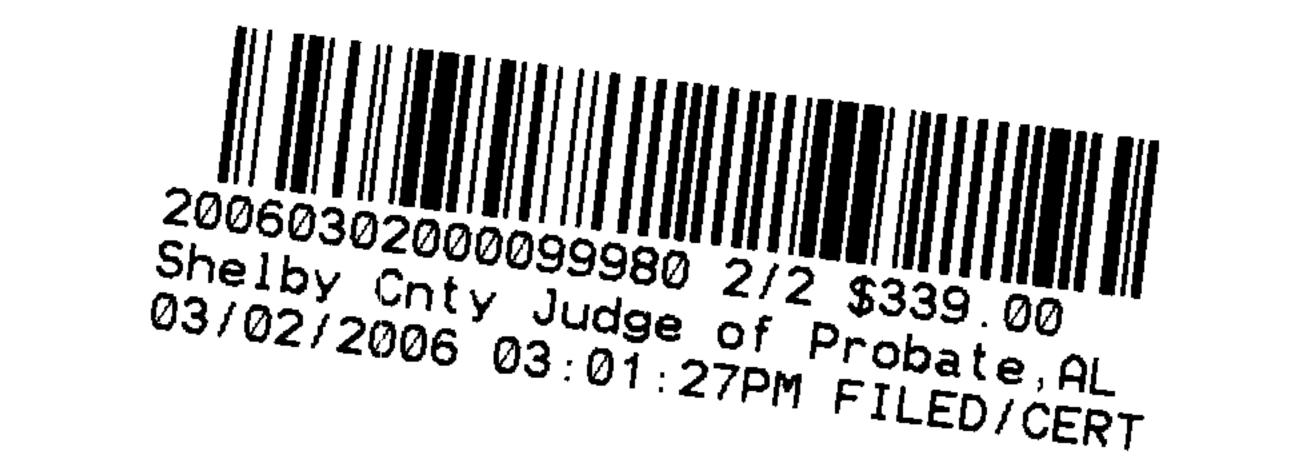


EXHIBIT "A" LEGAL DESCRIPTION

From a 2" capped pipe at the SE corner of Section 5, Township 20 South, Range 2 East, run thence (true) North 00 degrees 20 minutes 21 seconds West along the accepted East boundary of the SE 1/4-SE 1/4 of said Section 5 for a distance of 1333.01 feet to a 5/8" rebar accepted as the SE corner of the NE 1/4-SE 1/4 of said Section 5, being the point of beginning of herein described parcel of land; thence run North 00 degrees 19 minutes 29 seconds West along the accepted East boundary of said NE 1/4-SE 1/4 for a distance of 1317.34 feet to a 1/2" rebar that is South 00 degrees 19 minutes 29 seconds East, 15.50 feet of a 5/8" rebar accepted as the NE corner of said NE 1/4-SE 1/4; thence run South 84 degrees 58 minutes 18 seconds West along an accepted property line for a distance of 11.87 feet to a bolt; thence run North 01 degree 00 minutes 38 seconds West along an accepted property line for a distance of 1346.78 feet to a 5/8" rebar; thence run North 89 degrees 47 minutes 13 seconds West along an accepted property line for a distance of 1291.61 feet to a 1/2" pipe accepted as the NW corner of the SE 1/4-NE 1/4 of aforementioned Section 5, Township 20 South, Range 2 East; thence run South 00 degrees 14 minutes 16 seconds East along the accepted West boundary of said SE 1/4-NE 1/4 for a distance of 347.94 feet to a 1/2" rebar; thence run South 89 degrees 46 minutes 23 seconds West along an accepted property line for a distance of 121.73 feet to a 1/2" rebar on the easterly boundary of Dead Hollow Road (60' R.O.W.); thence run South 07 degrees 00 minutes 04 seconds West along said road boundary for a distance of 94.43 feet to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 05 degrees 14 minutes 40 seconds and tangents of 98.63 feet; thence run South 04 degrees 22 minutes 44 seconds West a chord distance of 197.05 feet to a 1/2" rebar at the P.T.; thence run South 01 degree 45 minutes 24 seconds West along said road boundary for a distance of 478.07 feet to a 1/2" rebar at the P.C. of a curve concave left having a delta angle of 60 degrees 19 minutes 04 seconds and tangents of 42.57 feet; thence run South 28 degrees 24 minutes 08 seconds East a chord distance of 73.61 feet to a 1/2" rebar at the P.T.; thence run South 58 degrees 33 minutes 40 seconds East along said road boundary for a distance of 48.64 feet to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 54 degrees 24 minutes 41 seconds and tangents of 85.42 feet; thence run South 31 degrees 21 minutes 19 seconds East a chord distance of 151.94 feet to a 1/2" rebar at the P.T.; thence run South 04 degrees 08 minutes 58 seconds East along said road boundary for a distance of 309.07 feet to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 05 degrees 19 minutes 56 seconds and tangents of 101.40 feet; thence run South 01 degree 29 minutes 00 seconds East, a chord distance of 202.57 feet to a 1/2" rebar at the P.T.; thence run South 01 degree 10 minutes 57 seconds West along said road boundary for a distance of 252.76 feet to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 23 degrees 15 minutes 48 seconds and tangents of 106.18 feet; thence run South 12 degrees 48 minutes 51 seconds West, a chord distance of 207.99 feet to a 1/2" rebar at the P.T.; thence run South 24 degrees 26 minutes 45 seconds West along said road boundary for a distance of 76.88 feet to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 13 degrees 47 minutes 47 seconds and tangents of 96.37 feet; thence run South 17 degrees 32 minutes 52 seconds West a chord distance of 191.35 feet to a 1/2" rebar at the P.T; thence run South 10 degrees 38 minutes 58 seconds West along said road boundary for a distance of 119.64 feet to a 1/2" rebar on the accepted south boundary of NW 1/4-SE 1/4 of Section 5, Township 20 South, Range 2 East; thence run North 89 degrees 47 minutes 07 seconds east for a distance of 213.32 feet to a 5/8" rebar accepted as the SW corner of the NE 1/4-SE 1/4 of said Section 5; thence run North 89 degrees 48 minutes 34 seconds East along the accepted South boundary of said NE 1/4-SE 1/4 for a distance of 1323.56 feet to the point of beginning of herein described parcel of land. Situated in the S 1/2-NE 1/4 and the N 1/2-SE 1/4 of Section 5, Township 20 South, Range 2 East, Shelby County, Alabama.

According to the survey of Hickey Land Surveying, Inc., dated January 11, 2006.