


SEND TAX NOTICE TO:

Virgil and Christy Brasher

404 North Main Street

Columbiana, Alabama 35051

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051


20110329000098480 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
03/29/2011 02:07:13 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

Shelby County, AL 03/29/2011
State of Alabama
Deed Tax: \$10.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) and Love and Affection to the undersigned Grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Frank C. Ellis, Jr.**, and wife, **Diane B. Ellis** (herein referred to as Grantors) do grant, bargain, sell, and convey unto **Virgil Lee Brasher** and wife, **Christy Ellis Brasher** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the SW 1/4 of the NE 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama; thence N88°39'09"E along the south line of said 1/4-1/4 section, a distance of 1,337.70 feet to gear axle at the SE corner of said 1/4-1/4 section; thence N73°11'26"E, a distance of 231.01 feet to a rebar capped EDG at the POINT OF BEGINNING; thence N00°13'58"W, a distance of 233.71 feet to a rebar capped EDG; thence N89°46'02"E, a distance of 287.11 feet to a rebar capped EDG; thence S00°13'58"E, a distance of 233.71 feet to a rebar capped EDG; thence S89°46'02"W, a distance of 287.11 feet to the POINT OF BEGINNING.
Containing 1.54 acres, more or less.

A permanent and perpetual non exclusive easement for ingress and egress and installation of utilities over and across the following two described easements:

30' EASEMENT

Commence at the SW corner of the SW 1/4 of the NE 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama; thence N88°39'09"E along the south line of said 1/4-1/4 section, a distance of 1,337.70 feet to a gear axle at the SE corner of said 1/4-1/4 section; thence N13°55'41"W, a distance of 854.96 feet to a point on the centerline of a existing 30' easement as recorded in instrument number 2002-05242 in the Office of the Judge of Probate in Shelby County, Alabama, said point also being the POINT OF BEGINNING of a 30' ingress, egress, and utility easement lying 15' to either side of and parallel to the following described centerline; thence S49°44'38"E along said centerline, a distance of 36.10 feet to a point of curve to the right having a radius of 150.00 feet and a central angle of 23°19'01", said curve subtended by a chord bearing S38°05'07"E and a chord distance of 60.62 feet; thence southeasterly along the arc and along said centerline a distance of 61.04 feet; thence S26°25'37"E along said centerline, a distance of 57.11 feet to a point of curve to the left having a radius of 120.00 feet and a central angle of 58°09'52", said curve subtended by a chord bearing S55°30'32"E and a chord distance of 116.66 feet; thence southeasterly along the arc and along said centerline a distance of 121.82 feet; thence S84°35'28"E along said centerline, a distance of 136.84 feet to a point of curve to the left having a radius of 180.00 feet and a central angle of 18°44'47", said curve

subtended by a chord bearing N86°02'08"E and a chord distance of 58.63 feet; thence easterly along the arc and along said centerline a distance of 58.89 feet; thence N76°39'45"E along said centerline, a distance of 80.60 feet to a point of curve to the right having a radius of 191.15 feet and a central angle of 24°27'08", said curve subtended by a chord bearing N88°53'19"E and a chord distance of 80.96 feet; thence easterly along the arc and along said centerline a distance of 81.58 feet to a point of reverse curve to the left having a radius of 180.00 feet and a central angle of 06°15'08", said curve subtended by a chord bearing S82°00'41"E and a chord distance of 19.63 feet; thence easterly along the arc and along said centerline a distance of 19.64 feet; thence S52°26'09"E non tangent to previous curve and along said centerline, a distance of 51.20 feet to a point of curve to the right having a radius of 64.45 feet and a central angle of 31°37'16", said curve subtended by a chord bearing S36°37'31"E and a chord distance of 35.12 feet; thence southeasterly along the arc and along said centerline a distance of 35.57 feet to a point of reverse curve to the left having a radius of 64.00 feet and a central angle of 43°31'08", said curve subtended by a chord bearing S42°34'27"E and a chord distance of 47.45 feet; thence southeasterly along the arc and along said centerline a distance of 48.61 feet to a point of reverse curve to the right having a radius of 28.23 feet and a central angle of 58°32'37", said curve subtended by a chord bearing S35°03'42"E and a chord distance of 27.61 feet; thence southeasterly along the arc and along said centerline a distance of 28.85 feet; thence S05°47'24"E along said centerline, a distance of 22.13 feet to a point of curve to the right having a radius of 150.00 feet and a central angle of 06°32'01", said curve subtended by a chord bearing S02°31'23"E and a chord distance of 17.10 feet; thence southerly along the arc and along said centerline a distance of 17.11 feet; thence S00°44'37"W along said centerline, a distance of 35.61 feet to a point of curve to the left having a radius of 150.00 feet and a central angle of 06°32'01", said curve subtended by a chord bearing S02°31'23"E and a chord distance of 17.10 feet; thence southerly along the arc and along said centerline a distance of 17.11 feet; thence S05°47'24"E along said centerline, a distance of 12.62 feet to a point of curve to the right having a radius of 200.00 feet and a central angle of 06°04'51", said curve subtended by a chord bearing S02°44'58"E and a chord distance of 21.22 feet; thence southerly along the arc and along said centerline a distance of 21.23 feet; thence S00°17'27"W, a distance of 32.12 feet to a point of curve to the right having a radius of 70.00 feet and a central angle of 39°43'40", said curve subtended by a chord bearing S20°09'17"W and a chord distance of 47.57 feet; thence southerly along the arc along said centerline a distance of 48.54 feet; thence S40°01'07"W along said centerline, a distance of 38.60 feet to the POINT OF ENDING of said centerline.

EXISTING EASEMENT (INST. # 2002-05242)

A non-exclusive easement thirty (30) feet in width for ingress, egress, and installation of utilities, the centerline of which is described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of the Northeast Quarter of Section 25, Township 21 South, Range 1 West; thence North 10 degrees 30 minutes 29 seconds West (Alabama State Plane West Zone Grid Bearings) a distance of 861.67 feet to the POINT OF BEGINNING of the centerline of a 30 foot Easement for ingress, egress and utilities: thence south 69 degrees 51 minutes 34 seconds West, a distance of 47.40 feet; thence North 59 degrees 00 minutes 18 seconds West, a distance of 32.12 feet; thence North 65 degrees 49 minutes 32 seconds West, a distance of 28.22 feet; thence North 69 degrees 36 minutes 12 seconds West, a distance of 64.41 feet; thence North 71 degrees 15 minutes 29 seconds West, a distance of 89.72 feet; thence North 65 degrees 22 minutes 23 seconds West, a distance of 42.52 feet; thence North 52 degrees 56 minutes 44 seconds West, a distance of 29.73 feet; thence North 34 degrees 29 minutes 44 seconds West, a distance of 40.23 feet; thence North 11 degrees 10 minutes 54 seconds West, a distance of 36.97 feet; thence North 1 degree 26 minutes 22 seconds East, a distance of 45.03 feet; thence North 8 degrees 21 minutes 10 seconds East, a distance of 64.12 feet; thence North 12 degrees 03 minutes 36 seconds East, a distance of 72.87 feet; thence North 14

degrees 42 minutes 51 seconds East, a distance of 310 feet more or less to the Southerly Right Of Way Line of Shelby County Road No. 28 and the POINT OF ENDING.

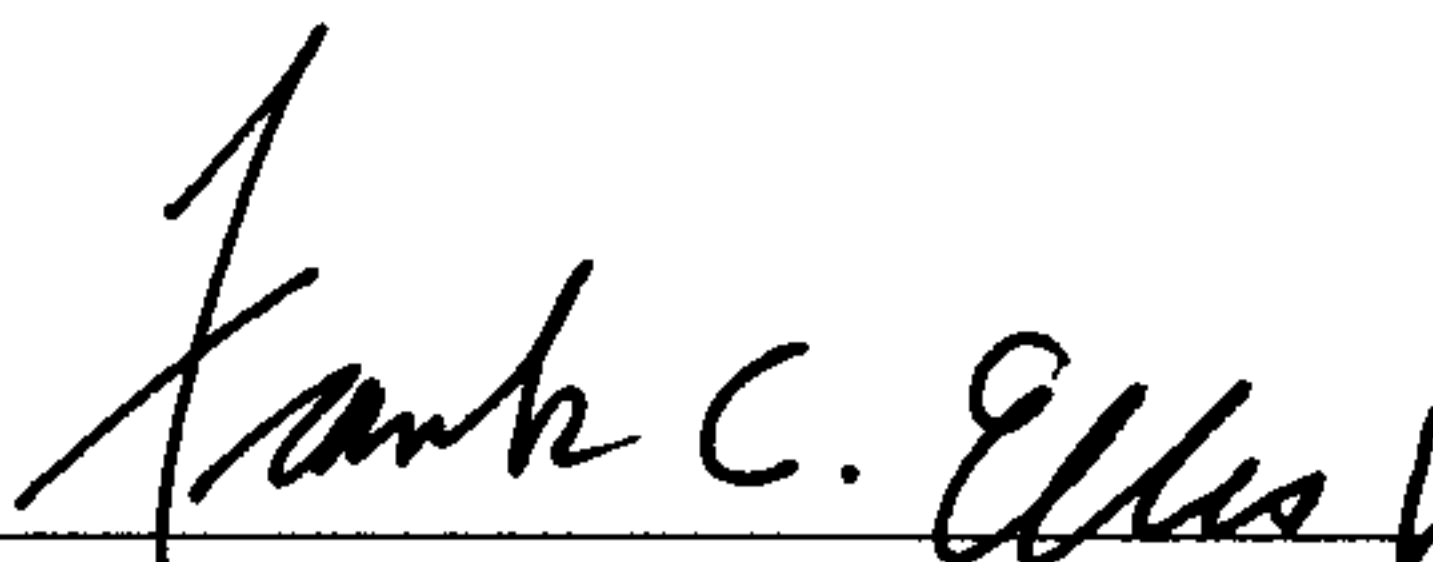
According to the survey of Joseph Schifano, III, Alabama License Number 23661, dated March 11, 2011.

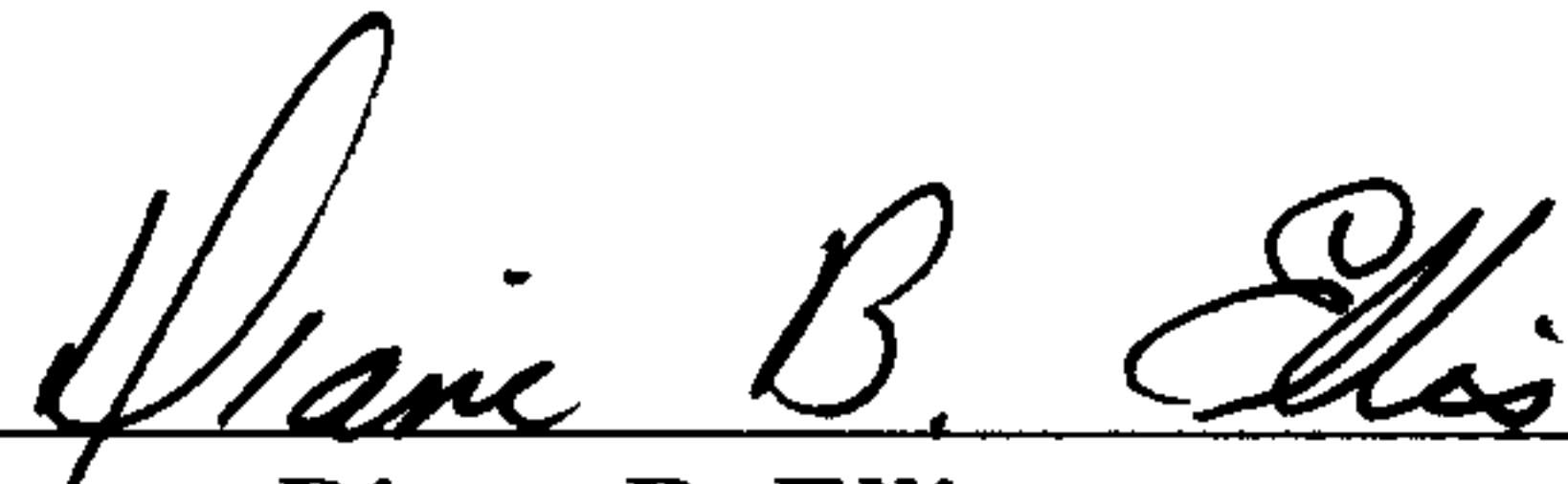
(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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.

And we do for ourselves and for our heirs, executors, and administrators covenant with the 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 noted 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 29 day of March, 2011.

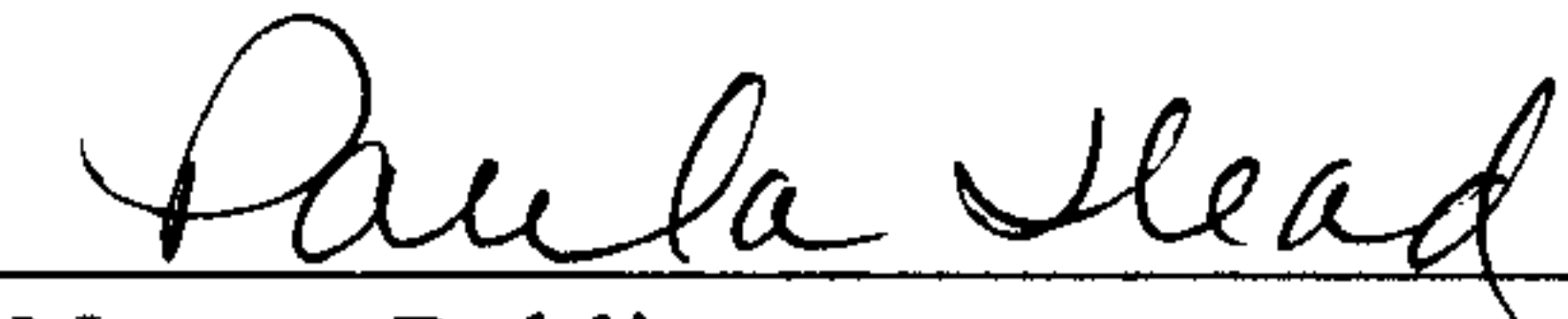
 (SEAL)
Frank C. Ellis, Jr.

 (SEAL)
Diane B. Ellis

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Frank C. Ellis, Jr.**, and wife, **Diane B. Ellis**, 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 29 day of March, 2011.

 (SEAL)
Notary Public