

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr.,  
LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

20150127000027350  
01/27/2015 08:11:49 AM  
DEEDS 1/2

Send Tax Notice To:  
Shanna M. Nowling-Brannon  
Micheal G. Brannon  
1403 Michael Dr,  
Alabaster, AL 35007

Warranty Deed

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS  
SHELBY COUNTY )

That in consideration of \$146,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Michael G. Brannon and Shanna M. Nowling- Brannon, Husband and Wife , whose mailing address is 2776 South River Road Shelby, AL 35143 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Tony Smith, whose mailing address is 1403 Michael Dr. Alabaster, AL 35007 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 1403 Michael Drive, Alabaster, AL 35007; to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.


TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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.

Note: \$143,355.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Michael G. Brannon and Shanna M. Nowling- Brannon, Husband and Wife has/have hereunto set his/her/their hand(s) and seal(s) , this 15th day of January, 2015.

  
Michael G. Brannon

  
Shanna M. Nowling- Brannon

State of Alabama  
Jeffers County

I, The Undersigned, a notary for said County and in said State, hereby certify that Michael G. Brannon and Shanna M. Nowling- Brannon, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 15th day of January, 2015.

  
Notary Public

Commission Expires: 3/5/17

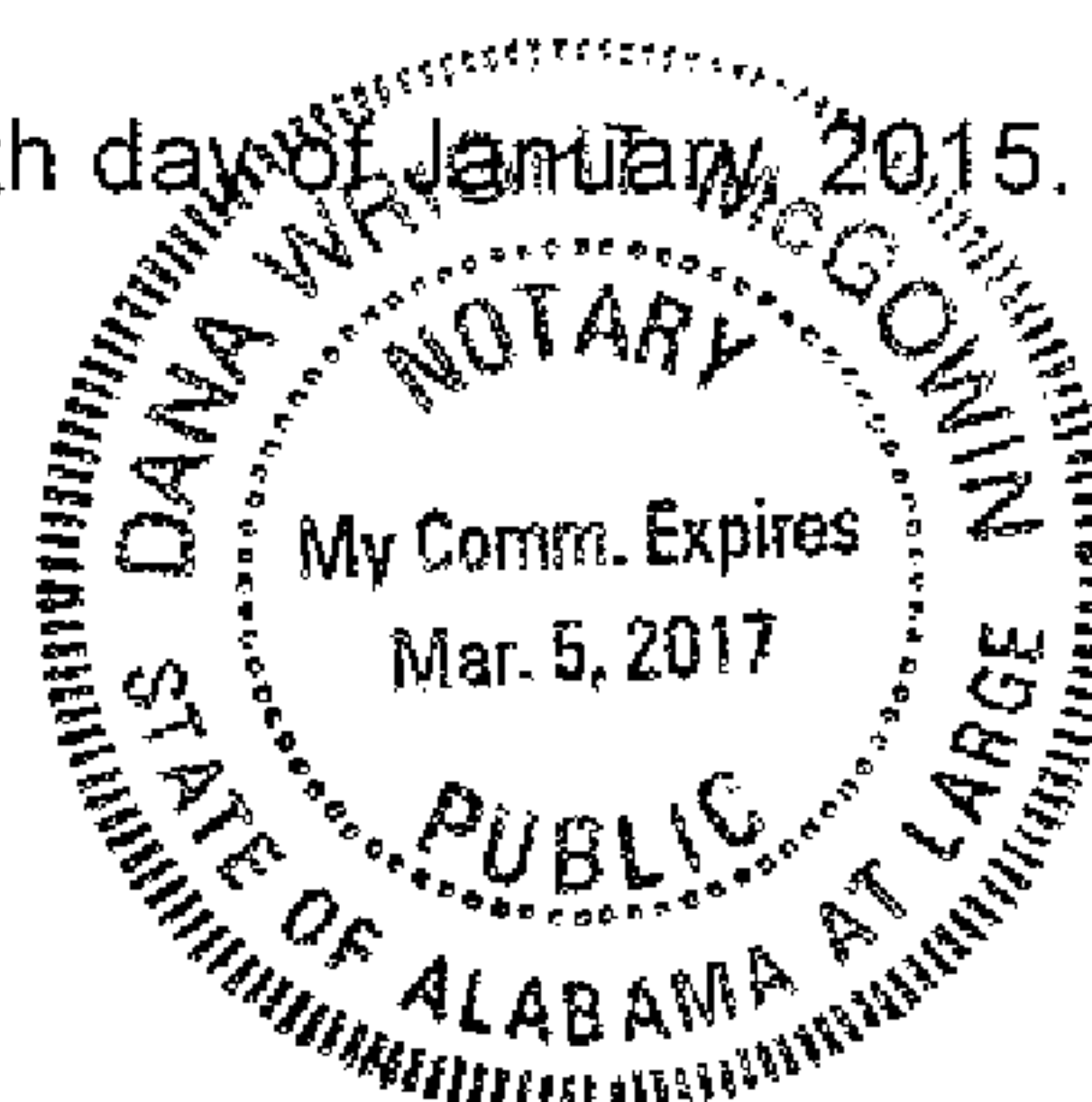


EXHIBIT "A"  
Legal Description

Lot 51, according to the Survey of Scottsdale, Third Addition, as recorded in Map Book 8, page 123, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that part of said Lot 51, sold to Alabaster Water and Gas Board in Real 52, Page 61, more particularly described as follows:

A parcel located along and within the Southern boundary of Lots 50 and 51, in the Scottsdale Subdivision, Third Addition as listed in Map Book 8, Page 123, in the Probate Office of Shelby County, Alabama. The parcel is more precisely described as follows:

Begin at the SE corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and measure in a Westerly direction along the Southern boundary of said section a distance of 464.14 feet to a point; thence turn to the right 59°15'11" and measure in a Northwesterly direction a distance of 93.09 feet to a point, said point being the True Point of Beginning for said parcel; thence turn 59°15'11" from previous course and measure in a Westerly direction a distance of 376.69 feet to a point on the Eastern right of way boundary of Michael Drive; thence turn to the right 85°37'50" and measure in a Northerly direction along the Eastern right of way boundary of Michael Drive a distance of 10.03 feet to a point; thence turn to the right 94°22'10" and measure in an Easterly direction a distance of 257.34 feet to a point; thence turn to the left 30°44'49" and measure in a Northeasterly direction a distance of 98.11 feet to a point; thence turn to the right 90°00'00" and measure in a Southeasterly direction a distance of 70.00 feet to a point, said being the Point of Beginning.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/27/2015 08:11:49 AM  
\$20.00 CHERRY  
20150127000027350

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name of the Probate Judge.