

Deed Tax on \$130,000 = \$130.00  
Recording Fee 20.00  
\$150.00

20150806000271860 1/3 \$150.00  
Shelby Cnty Judge of Probate, AL  
08/06/2015 02:48:44 PM FILED/CERT

The property conveyed does not constitute the homestead of Grantor.  
Partial consideration recited below was paid from the proceeds of a purchase money mortgage loan in the amount of \$195,000.00 recorded simultaneously herewith.

This instrument prepared by:  
Phillip D. Corley, Jr., Esq.  
Wallace, Jordan, Ratliff & Brandt, L.L.C.  
800 Shades Creek Parkway, Suite 400  
Birmingham, Alabama 35209

Send Tax Notices To:  
Mr. Charles Brammer, Jr.  
181 Morgan Creek Lane  
Harpersville, Alabama 35078

### WARRANTY DEED

STATE OF ALABAMA     )  
SHELBY COUNTY     )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Three Hundred Twenty-Five Thousand and No/100 Dollars (\$325,000.00) and other good and valuable consideration to the undersigned, **WILLIAM A. RATLIFF**, a married man (the "GRANTOR"), whose address is Wallace Jordan Ratliff & Brandt, L.L.C., 800 Shades Creek Parkway, Suite 400, Birmingham, Alabama 35209, in hand paid by the grantee herein, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **CHARLES BRAMMER, JR.**, an unmarried man ("GRANTEE"), whose address is 181 Morgan Creek Lane, Harpersville, Alabama 35078, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

**Subject to:**

1. Taxes or assessments for 2015 and subsequent years and not yet due and payable.
2. All other matters of record.

**TO HAVE AND TO HOLD** to said GRANTEE, its successors and assigns, forever.

And the GRANTOR does, for itself, its successors and assigns, covenant with the GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR, its successors and assigns shall warrant and defend the same to the GRANTEE, its successors and assigns forever against the lawful claims of all persons.

Shelby County, AL 08/06/2015  
State of Alabama  
Deed Tax: \$130.00

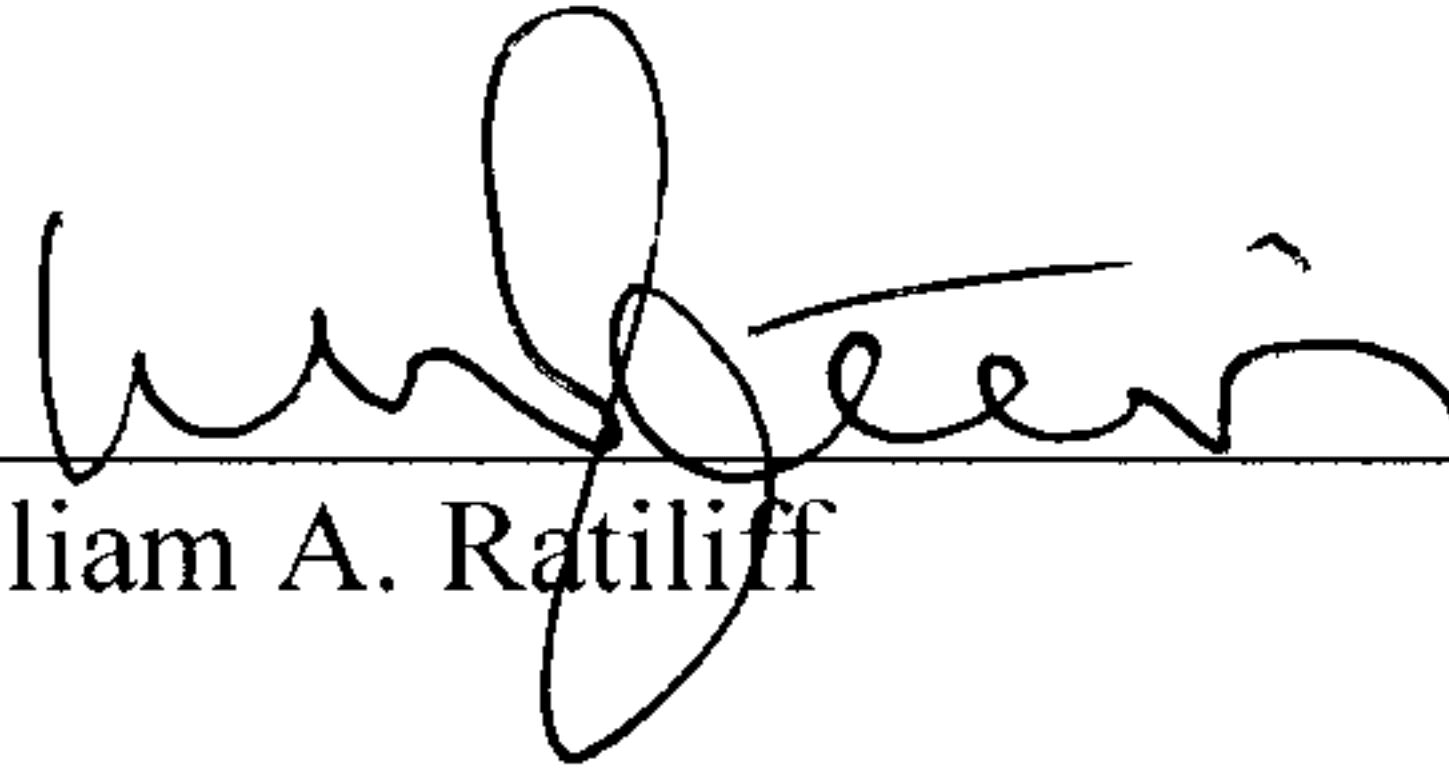




20150806000271860 2/3 \$150.00  
 Shelby Cnty Judge of Probate, AL  
 08/06/2015 02:48:44 PM FILED/CERT

IN WITNESS WHEREOF, GRANTOR, has set its signature as the act of such GRANTOR,  
 this the 29<sup>th</sup> day of July, 2015.

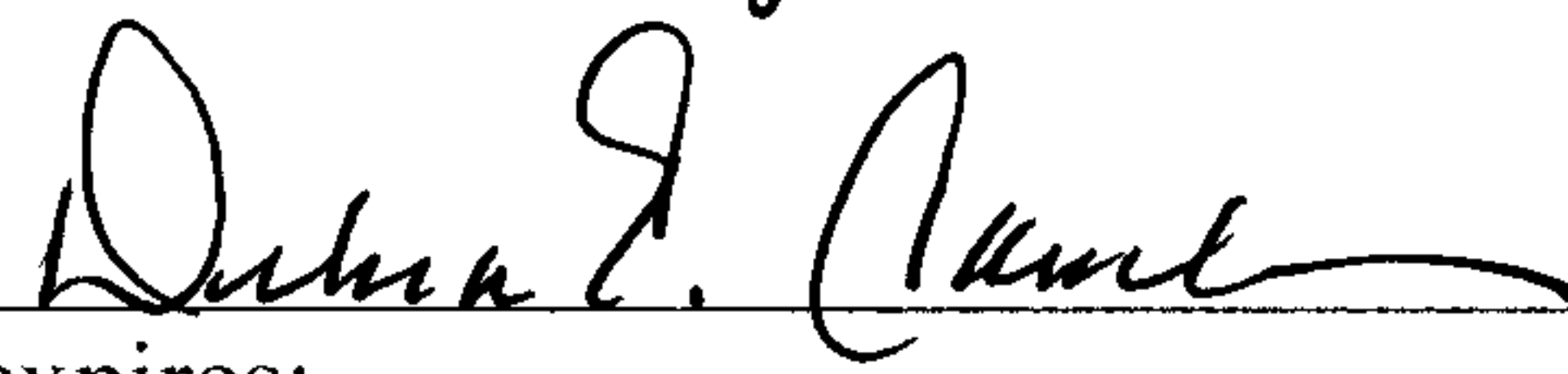
GRANTOR:

  
 William A. Ratliff

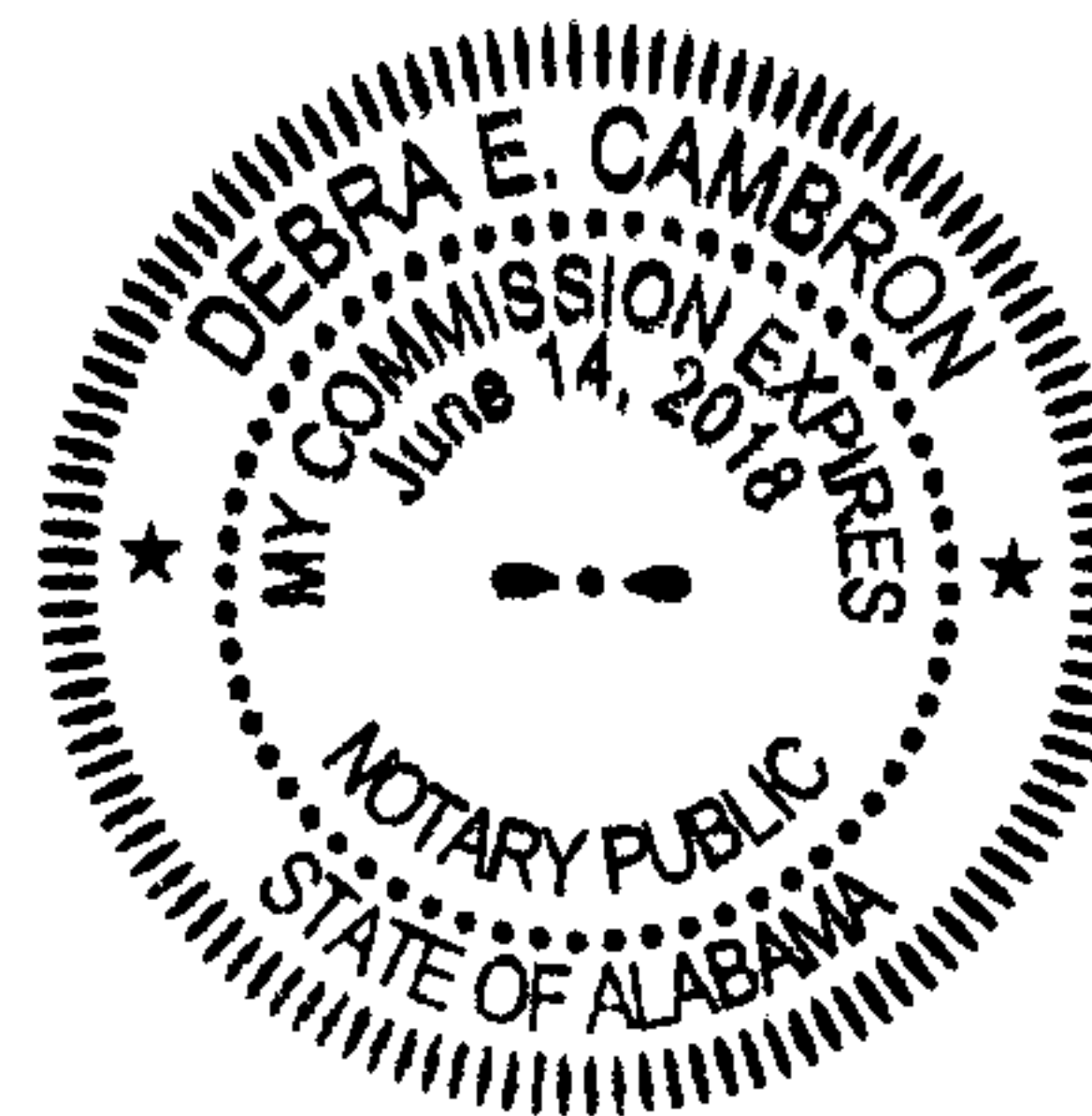
STATE OF ALABAMA )  
Jefferson COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify  
 that William A. Ratliff is signed to the foregoing instrument, and who is known to me,  
 acknowledged before me on this day, that being informed of the contents thereof, has executed  
 the same voluntarily.

Given under my hand and official seal, this the 29<sup>th</sup> day of July, 2015.

Notary Public:   
 My commission expires: \_\_\_\_\_

[NOTARIAL SEAL]





## EXHIBIT A

### Legal Description



20150806000271860 3/3 \$150.00  
Shelby Cnty Judge of Probate, AL  
08/06/2015 02:48:44 PM FILED/CERT

#### PARCEL I:

A part of the NE 1/4 of NW 1/4, NW 1/4 of NE 1/4, SW 1/4 of NE 1/4, Section 5 Township 20 South, Range 2 East, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of the said NW 1/4 of the NE 1/4 and run N89 degrees 08 minutes W along the North section line of said section 641.62 feet; thence left 90 degrees 21 minutes 45 seconds southerly 891.63 feet to the point of beginning of said tract; thence continue along the last described course 446.38 feet; thence left 89 degrees 31 minutes 45 seconds easterly 656.30 feet; thence right 89 degrees 21 minutes 30 seconds southerly 334.83 feet; thence left 89 degrees 20 minutes easterly 1143.30 feet to the westerly right-of-way of a Chert Road; said road being in a curve to the left having a central angle of 33 degrees 22 minutes and a radius of 457.13 feet; thence left 84 degrees 50 minutes to said curve and continue northerly along arc of curve 269.67 feet to the point of tangent; thence continue N 27 degrees 12 minutes W 85.48 feet to the point of a curve to the right, having a central angle of 9 degrees 55 minutes and a radius of 595.0 feet; thence continue northerly along arc of said curve 102.98 feet to the point of tangent; thence continue N 17 degrees 17 minutes W 373.19 feet; thence left 71 degrees 44 minutes 30 seconds westerly 1556.83 feet to the point of beginning.

#### PARCEL II:

From the NE corner of the NE 1/4 - NW 1/4 of Section 5, Township 20 South, Range 2 East, run thence West along the North boundary of said NE 1/4 - NW 1/4 for a distance of 641.62 feet; thence turn 90 degrees 21 minutes 45 seconds left and run 891.63 feet to a 5/8" rebar; thence continue along said course and along an accepted property line for a distance of 446.38 to a 5/8 " rebar on the accepted North boundary of the SE 1/4 - NW 1/4 of aforementioned Section 5, being the point of beginning of herein described parcel of land, thence continue along said course for a distance of 657.23 feet to a 1/2" rebar; thence turn 89 degrees 26 minutes 00 seconds left and run 644.89 feet along an accepted property line to a 1.25" pipe; thence turn 88 degrees 22 minutes 00 seconds left and run 323.63 feet along an accepted property line to a 5/8" rebar; thence turn 02 degrees 22 minutes 15 seconds left and run 334.83 feet to a 5/8" rebar accepted as the NE corner of the SE 1/4 - NW 1/4 of Section 5, Township 20 South, Range 2 East; thence turn 89 degrees 21 minutes 30 seconds left and run 656.30 feet along an accepted property line to the point of beginning of herein described parcel of land, situated in the SE 1/4 - NW 1/4 of Section 5, Township 20 South, Range 2 East, Shelby County, Alabama.