


This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
Suite 101, 1318 Alford Avenue  
Birmingham, Alabama 35226

Send Tax Notice To:  
PHILLIP BROMLEY  
1184 FOREST LAKE WAY  
STERRETT, AL.  
35147

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS**

STATE OF ALABAMA )  
SHELBY COUNTY )

  
20151214000425750 1/2 \$317.00  
Shelby Cnty Judge of Probate, AL  
12/14/2015 12:00:56 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration and 00/100 Dollars (\$300,000.00) and other good and valuable considerations, 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 Grantees herein, the receipt whereof is acknowledged, I, **H & E Wise, L.L.C. Grantor (herein referred to as Grantor, whether one or more) whose mailing address is 39 Fairway Drive, Birmingham, AL, 35213**, grant, bargain, sell and convey unto **Phillip Andrew Bromley and Emily Diane Bromley (herein referred to as Grantees) whose mailing address is 1184 Forest Lakes Way, Sterrett, AL 35147**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, as set forth in the following Parcel Identification Numbers with Shelby County, Alabama Tax Assessor:

05-4-19-0-000-015.004

05-9-30-0-000-001.005

05-9-30-0-000-001.004

Described on Exhibit A attached hereto and incorporated by reference herein.


**SUBJECT TO:** (1) Taxes due in the year 2016 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) All matters involving Pioneer Lake Residentail Association, Inc.; (4) Terms and conditions of ground lease of common area; (5) Riparian rights to Pioneer Lake and Hurricane Creek; (6) Mineral and mining rights not owned by the Grantor.

\$270,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

**TO HAVE AND TO HOLD** to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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**, the undersigned, \_\_\_\_\_, has hereunto set his hand and seal, this the 10 day of DECEMBER 2015

H & E Wise, L.L.C.  
  
By: Howard C. Wise, Jr.  
Its: Authorized Manager

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Howard C. Wise, Jr. as Authorized Manager of H & E Wise, L.L.C., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of DECEMBER, 2015

Shelby County, AL 12/14/2015  
State of Alabama  
Deed Tax: \$300.00

  
Notary Public  
My Commission Exp. 3-1-18



## EXHIBIT A

## LEGAL DESCRIPTION

## Parcel I:

Commence at the Northwest corner of the NE 1/4 of Section 30, Township 18 South, Range 2 East, Shelby County, Alabama; thence run South 68 degrees 28 minutes 04 seconds East, 300.00 feet; thence South 37 degrees 10 minutes 15 seconds West 85.03 feet; thence South 57 degrees 30 minutes 11 seconds West, 34.66 feet; thence South 22 degrees 57 minutes 21 seconds West, 22.63 feet; thence South 13 degrees 14 minutes 41 seconds West, 63.71 feet; thence South 89 degrees 47 minutes 02 seconds West 174.38 feet; thence South 00 degrees 07 minutes 58 seconds East, 186.93 feet; thence along the arc of a curve concave to the Northeast, having a central angle of 02 degrees 19 minutes 13 seconds and a radius of 11,359.16 feet and a chord bearing of South 48 degrees 59 minutes 29 seconds East and also along the Northeast right of way of Central of Georgia Railway for a distance of 459.98 feet; thence North 37 degrees 14 minutes 30 seconds East, 1,139.86 feet; thence North 89 degrees 44 minutes 29 seconds East, 182.87 feet; thence North 30 degrees 06 minutes 00 seconds East, 438.00 feet; thence South 88 degrees 58 minutes 12 seconds West, 1,055.62 feet; thence South 02 degrees 02 minutes 00 seconds West, 232.16 feet; thence South 46 degrees 34 minutes 00 seconds West, 97.10 feet; thence South 65 degrees 21 minutes 52 seconds West, 102.62 feet; thence South 53 degrees, 26 minutes 50 seconds West, 83.92 feet; thence South 53 degrees, 26 minutes 15 seconds West 170.01 feet; thence South 53 degrees 35 minutes, 38 seconds West, 11.27 feet to the point of beginning; being situated in Shelby County, Alabama, and commonly referred to as "Lot 5".

## Parcel II:

Commence at the Northeast corner of the West half of the Southwest Quarter of Section 20, Township 18 South, Range 2 East, Shelby County, Alabama; thence run South 89 degrees 39 minutes 17 seconds West, 1138.61 feet; thence South 30 degrees 06 minutes 00 seconds West, 2942.00 feet to the point of beginning; thence South 30 degrees 06 minutes 00 seconds West, 100.00 feet; thence South 01 degrees 33 minutes 03 seconds West, 300.03 feet; thence South 44 degrees 42 minutes 00 seconds East, 307.00 feet; thence South 11 degrees 49 minutes 26 seconds East, 96.12 feet; thence South 27 degrees 40 minutes 02 seconds West, 216.89 feet; thence South 03 degrees 56 minutes 52 seconds West, 125.56 feet; thence South 01 degrees 31 minutes 42 seconds East 269.01 feet; thence South 05 degrees 39 minutes 24 seconds East 265.55 feet; thence South 28 degrees 08 minutes 32 seconds West, 81.56 feet; thence along the arc of a curve concave Northeast, having a central angle of 06 degrees 00 minutes 32 seconds, a radius of 11359.16 feet, a chord bearing of North 53 degrees 11 minutes 49 seconds West and also along the Northeast right of way of Central of Georgia Railway for a distance of 1191.30 feet; thence North 37 degrees 14 minutes 30 seconds East, 1139.86 feet; thence North 89 degrees 44 minutes 29 seconds East, 182.87 feet to the point of beginning; being situated in Shelby County, Alabama, and commonly referred to as "Lot 6".

