

SEND TAX NOTICE TO:

(Name) James E. Alexander

(Address) Rt. 1 Box 76  
Montevallo Ala.  
35115

This instrument was prepared by

1150

(Name) Mike T. Atchison, Attorney  
Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the division of the estates of W. E. Alexander and Pearl Alexander DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Hazel Grider and husband, Jimmy R. Grider; James E. Alexander and wife, Mandy L. Alexander;  
Betty J. Bass, an unmarried widow; and Joseph H. Alexander and wife, Loretta Ann Alexander  
(herein referred to as grantors) do grant, bargain, sell and convey unto

✓ James E. Alexander and wife, Mandy L. Alexander

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in  
Shelby

County, Alabama to-wit:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION.

The grantors herein constitute all of the heirs at law and next of kin of  
W. E. Alexander and Pearl Alexander, grantees in that certain deed recorded in  
Deed Book 122, Page 108, in Probate Office of Shelby County, Alabama.  
W. E. Alexander died in November, 1984, and Pearl Alexander died October 24,  
1957, leaving no Last Will and Testament, and leaving as their heirs at law  
and next of kin the above grantors.

BOOK 061 PAGE 694

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs  
and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all 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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 21<sup>st</sup>

day of February, 19 86.

Betty J. Bass (Seal)  
Betty J. Bass

Joseph H. Alexander (Seal)  
Joseph H. Alexander

Loretta Ann Alexander (Seal)  
Loretta Ann Alexander

STATE OF ALABAMA  
SHELBY COUNTY

Hazel Grider  
Hazel Grider

Jimmy R. Grider (Seal)  
Jimmy R. Grider

James E. Alexander (Seal)  
James E. Alexander

Mandy L. Alexander (Seal)  
Mandy L. Alexander

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Hazel Grider and husband, Jimmy R. Grider  
whose name s 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 21<sup>st</sup> day of February, A. D., 19 86  
SEE ATTACHED SHEET FOR ADDITIONAL ACKNOWLEDGMENTS Ramona S. Wilder

Notary Public

PARCEL 2:

A part of the NE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of the NE 1/4 of the NE 1/4, Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and run thence Southerly along the West line of East 1/2 of the NE 1/4 of said Section 5, a distance of 2638.52 feet to a point on the North line of Shelby County Highway Number 22; thence turn an angle of 82 deg. 10' 19" left and run Easterly along the North line of said Highway 22 a distance of 100.37 feet to a point; thence turn an angle of 2 deg. 19' 15" left and continue along said right of way line a distance of 210.0 feet to a point; thence turn an angle of 95 deg. 30' 26" left and run Northerly a distance of 630.0 feet to the point of beginning of the property being described, said point also being the Northeast corner of the Dogwood Community Center property; thence continue along last described course a distance of 1,015.75 feet to a point in the centerline of a branch; thence turn an angle of 118 deg. 22' 59" left and run Southwesterly along centerline of said branch a distance of 30.84 feet to a point; thence turn an angle of 27 deg. 35' 02" left and continue along centerline of branch a distance of 41.56 feet to a point; thence turn an angle of 5 deg. 47' 05" right and continue along centerline of branch a distance of 64.33 feet to a point; thence turn an angle of 33 deg. 40' 05" right and continue along centerline of branch a distance of 40.20 feet to a point; thence turn an angle of 35 deg. 13' 09" right and continue along centerline of branch a distance of 65.21 feet to a point; thence turn an angle of 19 deg. 24' 31" left and continue along centerline of said branch a distance of 53.83 feet to a point; thence turn an angle of 6 deg. 58' 19" right and continue along centerline of ditch a distance of 77.36 feet to a point; thence turn an angle of 21 deg. 51' 18" left and run along centerline of said ditch a distance of 47.10 feet to a point; thence turn an angle of 13 deg. 48' 22" left and run along centerline of said branch a distance of 30.77 feet to a point; thence turn an angle of 13 deg. 25' 25" left and continue along centerline of said branch a distance of 97.48 feet to a point; thence turn an angle of 47 deg. 42' 32" left and run Southerly a distance of 795.80 feet to a point; thence turn an angle of 83 deg. 57' 09" left and run Easterly a distance of 461.26 feet to the point of beginning. According to survey of Joseph E. Conn, Jr., Reg. No. 9049, dated February 10, 1986.

Also conveyed hereby is the right to the use of an easement described as follows:

A 20-foot easement for ingress and egress lying 10 feet either side of a centerline described as follows:

Commence at the N.W. corner of the NE 1/4 of the NE 1/4, Section 5, Township 22 South, Range 3 West, Shelby County, and run thence Southerly along the West line of the East 1/2 of the NE 1/4 of said Section 5, a distance of 2638.52 feet to a point on the North line of Shelby Highway Number 22; thence turn an angle of 97 deg. 49' 41" right and run Westerly along said right of way a distance of 229.23 feet to a point; thence turn an angle of 3 deg. 51' 58" left and run Westerly along said right of way a distance of 90.40 feet to the point of beginning of the centerline of said 20-foot easement: thence turn an angle of 86 deg. 02' 17" right and run a distance of 619.04 to a point; thence turn an angle of 45 deg. to the right and run a distance of 230 feet more or less, to the end of said centerline of said easement, which said point is on the West line of a parcel of land conveyed simultaneously herewith to James E. Alexander and wife, Mandy L. Alexander.

Subject easement is subject to the rights of other parties in and to the use of same.

BOOK 061 PAGE 695

THIS FORM FROM  
LAWYERS TITLE INSURANCE CORP.  
Title Insurance  
BIRMINGHAM, ALA.

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

RETURN TO  
TO

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that JAMES E. ALEXANDER AND WIFE, MANDY L. ALEXANDER 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 21<sup>st</sup> day of February, 1986.

Ramona S. Wilder  
Notary Public

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Betty J. Bass, an unmarried widow, 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.

Given under my hand and official seal this 21<sup>st</sup> day of February, 1986.

Ramona S. Wilder  
Notary Public

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that JOSEPH H. ALEXANDER AND WIFE, LORETTA ANN ALEXANDER 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 21<sup>st</sup> day of February, 1986.

Ramona S. Wilder  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1986 FEB 21 AM 11:16

Thomas W. Alexander, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>50</u>
2. Mtg. Tax	<u>      </u>
3. Recording Fee	<u>750</u>
4. Indexing Fee	<u>600</u>
TOTAL	<u>1400</u>