

1168
SEND TAX NOTICE
E. BURNS ROENSCH, JR., AND
MARY F. ROENSCH
2925 MONTEVALLO ROAD
B'HAM AL 35223.

This instrument was prepared by:

Louis Fleisher, Attorney at Law
529 Brown Marx Building
Birmingham, Alabama 35203

STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Thousand and No/100 (\$80,000.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we,

STANLEY D LAWLER, A married man, and MARK LU, A married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

E. BURNS ROENSCH, JR. and MARY F. ROENSCH

(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 DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND
MADE A PART HEREOF BY REFERENCE.

No part of the property herein conveyed constitutes
any part of the homestead of either grantor or of the
spouse of either grantor.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this
10 day of June, 1986.

WITNESS:

SELLERS:

Stanley D. Lawler

Mark Lu

General Acknowledgment

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stanley D. Lawler and Mark Lu, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of June, 1986.

Notary Public



Jack A

EXHIBIT "A"

The East Half of Section 33, Township 18 South, Range 1 East, Shelby County, Alabama. Situated in Shelby County, Alabama.

Also a non-exclusive right of way for a road, more particularly described as follows:

Road No. 1:

A sixty (60) foot wide road right of way, being thirty (30) feet on each side of the following described centerline, and being located in the West 1/2 of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama:

Beginning at a point on the West boundary of Section 23, said point being North 02 deg. 05' East 402 feet from the Southwest corner of said Section 23 and in the middle of an existing woods road; thence along the center of said woods road by the following bearings and distances: North 53 deg. 50' East 215.5 feet; North 46 deg. 20' East 200.0 feet; North 17 deg. 20' East 160.0 feet; North 62 deg. 20' East 337.3 feet; North 41 deg. 20' East 457.0 feet; North 26 deg. 20' East 180.0 feet; North 1 deg. 40' West 222.7 feet; North 1 deg. 50' East 185.0 feet; North 43 deg. 20' East 400.0 feet; North 27 deg. 50' East 120.0 feet; North 15 deg. 20' East 200.0 feet; North 43 deg. 20' East 227.0 feet; North 28 deg. 50' East 90.0 feet; North 3 deg. 50' East 302.7 feet; North 12 deg. 50' East 200.0 feet; North 72 deg. 20' East 170.0 feet; North 37 deg. 50' East 145.0 feet; North 7 deg. 10' West 228.0 feet; North 9 deg. 50' East 150.0 feet; North 60 deg. 20' East 160.0 feet to Highway No. 45 and the end of the centerline of said right of way.

Road No. 2:

A sixty (60) foot wide road right of way being thirty (30) feet on each side of the following described centerline, being located in the Southwest 1/4 of the Southwest 1/4 of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama:

Beginning at a point which is North 2 deg 05' East 402 feet; North 53 deg. 50' East 215.5 feet; North 46 deg. 20' East 200 feet; North 17 deg. 20' East 160 feet and North 62 deg. 20' East 313.5 feet from the Southwest corner of said Section 23, and the intersection of two existing woods roads, also the true point of beginning; thence along the center of the woods roads, going in a southeasterly direction by the following bearings and distances: South 55 deg. 00' East 301.9 feet; South 82 deg. 09' East 235.0 feet; South 86 deg. 09' East 60.0 feet to the West margin of Twin Pines Road, and the end of the centerline of said right of way.

Road No. 3:

A sixty (60) foot wide, non-exclusive easement for ingress and egress and utilities lying 30 feet either side of the centerline of an existing woods road across Section 27, Township 18 South, Range 1 East, Shelby County, Alabama.

Subject to:

1. Transmission line permit to Alabama Power Company dated June 29, 1959, and recorded in Deed Book 207, Page 223, in Probate Office.
2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, reserved in deed from Champion International Corporation to Charlotte W. Poe, recorded in Real Record 059, Page 456 and corrected and re-recorded in Real Record 061, Page 928, and by deed recorded in Real Record 059, Page 461, in the Probate Office of Shelby County, Alabama.
3. Transmission lines or rights of way in evidence through use.
4. Rights of parties in and to the use of the above described road rights of way.
5. Rights of other parties in and to the use of the roadway across caption lands as reserved in Deed recorded in Real Record 059, Page 467, in the Probate Office of Shelby County, Alabama.

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

1986 JUN 16 PM 3:52

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 80.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	86.00