

170
This form furnished by:

Cahaba Title, Inc.

988-5600

This instrument was prepared by:

(Name) Gail Owen
(Address) Route 1
Columbiana, Al. 35051

Send Tax Notice to:

(Name) Tommy Gable
(Address) c/o Curry Mizzell
Rt. 2, Box 182 D
Columbiana, Ala. 35051

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-three Hundred and no/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
L. Douglas Joseph

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Tommy Gable

an undivided one-half interest in and to

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

ATTACHED AS EXHIBIT "A" AND MADE A PART HEREOF

Subject to rights of way and easements of record.

Above purchase price was paid from mortgage loan executed simultaneously.

This is not the homestead of the grantor

TO HAVE AND TO HOLD, To the 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 15th
day of March, 19 88

(Seal)

(Seal)

(Seal)

L. Douglas Joseph (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that L. Douglas Joseph

a Notary Public in and for said County,

whose name(s) is signed to the foregoing conveyance, and who is is known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15th day of March, 19 88

EXHIBIT "A"

Commence at the Southwest corner of the SW 1/4 of the SW 1/4 of Section 1, Township 22 South, Range 1 West; thence run North along the West line of said 1/4 1/4 for 1311.80 feet; thence 89 deg. 26 min. 20 sec. right, run East for 679.85 feet; thence 1 deg. 20 min. 49 sec. left, run 1271.39 feet to the point of beginning; thence continue last described course for 690.00 feet; thence 92 deg. 36 min. 30 sec. right run Southerly for 1268.34 feet to an iron pipe; thence 86 deg. 46 min. 45 sec. right, run Westerly 690.00 feet; thence 93 deg. 11 min. 48 min. right, run Northerly for 1275.71 feet to the point of beginning; being in the SE 1/4 of SW 1/4 of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama.

ALSO, a 60 foot easement for egress and ingress, the center line thereof described as follows: Commence at the Southwest corner of the SW 1/4 of the SW 1/4 of Section 1, Township 22 south, Range 1 West; thence run North along the West line of said 1/4 1/4 for 1311.80 feet; thence 89 deg. 26 min. 20 sec. right, run 276.26 feet to the East right of way of Butter & Eggs Road; thence 89 deg. 35 min. right, run Southerly along said right of way for 237.02 feet to the point of beginning; thence 105 deg. 21 min. 30 sec. left, run 82.11 feet; thence 29 deg. 56 min. 35 sec. left, run 176.19 feet; thence 28 deg. 11 min. 53 sec. right, run 325.26 feet; thence 15 deg. 17 min. 27 sec. right, run 1157.60 feet to the West line of the above described property and the point of ending; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

88 MAR -2 PM 12:57

John W. P. [Signature]
JUDGE OF PROBATE

1. Deed Tax	\$	<u> </u>
2. Mig. Tax		<u> </u>
3. Recording Fee		<u>5.00</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>6.00</u>