

SEND TAX NOTICE TO:

(Name) James W. Thomas

(Address) 2136 Springville Rd.
B'ham, AL 35215

This instrument was prepared by

(Name) Donald R. Benson

(Address) 20 Hickory Street, Maylene, AL 35114 1250

Form 1-1-5 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 ONE DOLLAR and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

DONALD R. BENSON and wife, SHELBA H. BENSON

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

JAMES W. THOMAS and wife, SHARON T. THOMAS

(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 LEGAL DESCRIPTION ATTACHED AND DESCRIBED AS EXHIBIT "A". SEE EXHIBIT "B"
ATTACHED FOR EASEMENT PARCELS.

Subject to: Right of Way granted to Alabama Power Company by instruments recorded in Deed 139, Page 130. Right of Way granted to South Central Bell Telephone Company by instruments recorded in Real Volume 385, Page 98. (Bessemer Division) Easement for ingress and egress to be reserved in deed from the present owners of subject property to the purchasers.

Right of ingress and egress over the following described parcel of property reserved as described in deed recorded in Real Book 129, Page 317. Said easement shall be described as a 30 foot strip along the North and West Sides of Parcel 1.

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

day of 19

WITNESS:

(Seal)

(Seal)

(Seal)

Donald R. Benson (Seal)
Shelba H. Benson (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, THE UNDERSIGNED

a Notary Public in and for said County, in said State,

hereby certify that Donald R. Benson and wife Shelba H. Benson

whose name is 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 23rd day of February A. D., 19 88

Public

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EXHIBIT "A"

Parcel of land situated in the NW 1/4 of NW 1/4 of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows:

PARCEL 1

Begin at the Southwest corner of said NW 1/4 of NW 1/4 and run thence in an Easterly direction along the South line of said 1/4-1/4 section a distance of 267.49 feet; thence turn an angle to the left of 68 degrees 43 minutes 40 seconds and run in a Northeasterly direction a distance of 686.25 feet; thence turn an angle to the left of 115 degrees 39 minutes 08 seconds and run in a Westerly direction for a distance of 170.61 feet; thence turn an angle to the left of 38 degrees 36 minutes 00 seconds and run in a Southwesterly direction for a distance of 79.33 feet; thence turn an angle to the right of 11 degrees 03 minutes 00 seconds and run in a Southwesterly direction for a distance of 129.89 feet; thence turn an angle to the left of 9 degrees 29 minutes 00 seconds and run in a Southwesterly direction for a distance of 124.62 feet; thence turn an angle to the left of 23 degrees 57 minutes 00 seconds and run in a Southwesterly direction for a distance of 81.77 feet; thence turn an angle to the left of 19 degrees 30 minutes 00 seconds and run in a Southerly direction for a distance of 156.77 feet; thence turn an angle to the right of 24 degrees 00 minutes 00 seconds and run in a Southwesterly direction for a distance of 75.32 feet to a point on the West line of said NW 1/4 of NW 1/4; thence turn an angle to the left of 29 degrees 01 minute 00 seconds and run in a Southerly direction along said West line of said 1/4-1/4 section for a distance of 125.00 feet to the point of beginning.

PARCEL 2

From the SW corner of the NW 1/4 of the NW 1/4, run North along the West boundary of said 1/4-1/4 a distance of 125.00 feet to the point of beginning; thence continue a distance of 228.73 feet; thence right 97 degrees 50 minutes 00 seconds a distance of 50.72 feet; thence right 87 degrees 11 minutes 00 seconds a distance of 156.77 feet; thence right 24 degrees 00 minutes 00 seconds a distance of 75.32 feet to the point of beginning.

EXHIBIT "B" - EASEMENT PARCELS

Also conveyed is the right for ingress and egress over the following described parcels of property, hereinafter described as Parcel 1 and Parcel 3, and as contained in the agreement between Robert and Betty Milam, and Joseph P. Sanders, Helen G. Sanders, Edward B. Blackerby, and Joyce Blackerby, as recorded in Deed Book 352, Page 983, in Probate Office of Shelby County, Alabama, hereinafter described as Parcel 2, and as contained in the agreement between Allan T. Gray and Joseph P. Sanders, Helen G. Sanders, Edward E. Blackerby, and Joyce J. Blackerby as recorded in Misc. Book 55, Page 93, in Probate Office of Shelby County, Alabama, hereinafter described as Parcel 4. Said easements shall run with the land.

PARCEL 1:

Description of a parcel of land situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows:

From the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ run therein a Westerly direction along the South line of said Quarter-Quarter Section for a distance of 847.45 feet to the point of beginning of the parcel herein described; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a Northerly direction for a distance of 26.17 feet to the Southerly right of way line of Shelby County Highway #13; thence turn an angle to the left of 118 degrees 22 minutes 44 seconds and run in a Southwesterly direction along said Southerly right of way line for a distance of 55.06 feet to the South line of said Quarter-Quarter Section; thence turn an angle to the left 151 degrees 37 minutes and 16 seconds and run in an Easterly direction along said South line for a distance of 48.44 feet to the point of beginning. Said parcel contains 0.015 acres, more or less. Said easement over this parcel shall be 30 feet wide lying North of Parcel 1, hereinafter described and South of right of way of Shelby County Highway #13.

PARCEL 2:

EASEMENT DESCRIPTION:

Description of a 30-foot easement for ingress and egress situated in the Northwest Quarter of the Northwest Quarter of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama, said easement being 15 feet to either side of a centerline which is more particularly described as follows:

From the Northwest corner of said Northwest Quarter of Northwest Quarter run thence in an Easterly direction along the North line of said Quarter-Quarter Section for a distance of 475.29 feet to the point of beginning of the centerline herein described; thence turn and run in a Southeasterly direction along said centerline on the arc of a curve to the left (the tangent of which describes a clockwise angle with the North line of said Quarter-Quarter Section of 87 deg. 53' 40"), said curve having a radius of 218.31 feet, a central angle of 47 deg. 02' 12", and being concave Northeasterly for a distance of 179.21 feet to the point of tangency of said curve; thence continue to run along said centerline in a Southeasterly direction tangent to said curve for a distance of 82.54 feet to the point of beginning of a curve to the right; thence continue to run in a Southeasterly direction along said centerline on the arc of said curve to the right, said curve having a radius of 349.74 feet, a central angle of 31 deg. 54' 47" and being concave Southwesterly, for a distance of 194.80 feet to the point of tangency of said curve; thence continue to run along said centerline in a Southeasterly direction tangent to said curve for a distance of 156.32 feet to the point of beginning of a turnaround easement for ingress and egress, said point being the end of the 30-foot easement herein described.

PARCEL 3:

Beginning at the Southeasterly terminus of the centerline of a 30.00 foot wide easement hereinabove described in Parcel Two; thence turning a clockwise angle of 90 deg. 00' 00" from the last or Southeasterly 156.32 feet call of said centerline description and running Northeasterly with the end of said Parcel Two 15.00 feet to a point of curve on the right of way line of the aforesaid turnaround for purposes of ingress and egress; thence turning and running along said right of way line on the arc of a curve to right, said curve being tangent to said Parcel Two, having a radius of 149.83 feet, a central angle of 58 deg. 39' 52", and being concave Northwesterly, for a distance of 153.41 feet to a point of compound curve; thence running along said right of way line on the arc of said second curve to the right, said curve having a radius of 50.00 feet, a central angle of 243 deg. 51' 20" and being concave Easterly, for a distance of 212.80 feet to a point of reverse curve; thence running along said right of way on the arc of said reverse curve to the left, said curve having a radius of 25.00 feet, a central angle of 109 deg. 05' 17" and being concave Northwesterly, for a distance of 47.60 feet to a point of compound curve; thence running along said right of way line on the arc of said compound curve to the left, said curve having a radius of 119.83 feet, a central angle of 13 deg. 25' 55", and being concave Westerly, for a distance of 28.09 feet to a point located at the end of the Westerly right of way line of the aforesaid 30.00 foot wide easement hereinabove described in Parcel Two; thence turning and leaving said right of way line of said turnaround on a line being radial thereto and running in a Northeasterly direction, with the end of said 30.00 foot easement described in said Parcel Two for a distance of 15.00 feet to the point of beginning.

PARCEL 4:

The North 30 feet of the parcel of property conveyed to Allan T. Gray and recorded in Deed Book 353, Page 150, in the Probate Office of Shelby County, Alabama.

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NOV 18 PM 2:21
JUDGE OF PROBATE

TAX. 50
Rec 7.50
Jud 1.00
9.00