

This instrument was prepared by: Conwill & Justice, P.C.  
Attorneys at Law, P. O. Box 557  
Columbiana, Alabama 35051

083

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and no/100 Dollars and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the GRANTEE\$ herein, the receipt whereof is acknowledged, we, CECIL HOBART SHAW, JR. and wife, MATHELLE SHAW (herein referred to as grantors) do grant, bargain, sell and convey unto HOBART W. SHAW and JUDY W. SHAW (herein referred to as GRANTEE\$) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

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A lot in the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 12, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the SW corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 12, Township 20 South, Range 2 West; thence run East along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 210.82 feet to the point of beginning; thence continue East along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 125.00 feet; thence turn an angle of 90 deg. 53 min. to the left and run a distance of 418.23 feet; thence turn an angle of 109 deg. 19 min. to the left and run a distance of 132.44 feet; thence turn an angle of 70 deg. 41 min. to the left and run a distance of 372.49 feet to the point of beginning. Situated in the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 12, Township 20 South, Range 2 West.

ALSO, begin at the SW corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 12, Township 20 South, Range 2 West; thence run North along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 263.91 feet to the South R.O.W. line of a county public road; thence turn an angle of 61 deg. 08 min. to the right and run along said R.O.W. line a distance of 94.42 feet to the P.C. of a R.O.W. curve; thence continue in the same direction along said R.O.W. curve (whose Delta angle is 7 deg. 38 min. to the right, Radius is 1417.42 feet, Tangent distance is 94.55 feet, Length of arc is 188.83 feet) to the P.T. of said R.O.W. curve; thence continue in the same direction along said R.O.W. line a distance of 144.93 feet to the P.C. of a R.O.W. curve; thence continue along said R.O.W. curve (whose Delta angle is 33 deg. 00 min. to the left, Radius is 275.52 feet, Tangent distance is 81.61 feet, Lenth of arc is 158.68 feet) to the P.T. of said R.O.W. curve; thence continue in the same direction along said R.O.W. line a distance of 82.23 feet to the P.C. of a R.O.W. curve; thence continue along said R.O.W. curve (whose Delta angle is 13 deg. 09 min. 16 sec. to the right, Radius is 505.88 feet, Tangent distance is 58.32 feet, Length of arc is 116.14 feet) to the P.T. of said R.O.W. curve; thence turn an angle of 138 deg. 55 min. 16 sec. to the right from Tangent of said curve and run a distance of 699.00 feet to the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence turn an angle of 90 deg. 53 min. to the right and run West along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 638.70 feet to the point of beginning. Situated in the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 12, Township 20 South, Range 2 West, and containing 6.68 acres. Situated in Shelby County, Alabama.

337 - Road 336  
Chelsea Al.  
35043

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

For the point of beginning Commence at the SW corner SE 1/4, Section 12, Township 20 South, Range 2 West; run North along the West line of said 1/4-1/4 Section for a distance of 255.73 feet; thence turn 58 deg. 27 min. 39 sec. right and run 19.87 feet; thence turn 121 deg. 32 min. 21 sec. right and run 58.91 feet; thence turn 40 deg. 39 min. 54 sec. left and run 275.87 feet; thence turn 131 deg. 16 min. 18 sec. right and run 196.76 feet to the point of beginning. Containing 0.53 acres. Situated in Shelby County, Alabama.

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

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 hands and seals, this 7<sup>th</sup> day of March, 1990.

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

90 MAR -7 AM 9:13

*[Signature]*  
JUDGE OF PROBATE

*Cecil Hobart Shaw, Jr.* (Seal)  
Cecil Hobart Shaw, Jr.

*Mathelle Shaw* (Seal)  
Mathelle Shaw

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BOOK

STATE OF ALABAMA )  
SHELBY COUNTY )

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Cecil Hobart Shaw, Jr. and wife, Mathelle Shaw, 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 7<sup>th</sup> day of March, 1990.

1. Deed Tax	\$ 50
2. Mtg. Tax	\$ 5.00
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.52
Total	\$ 19.02

*[Signature]*  
Notary Public