

# WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP

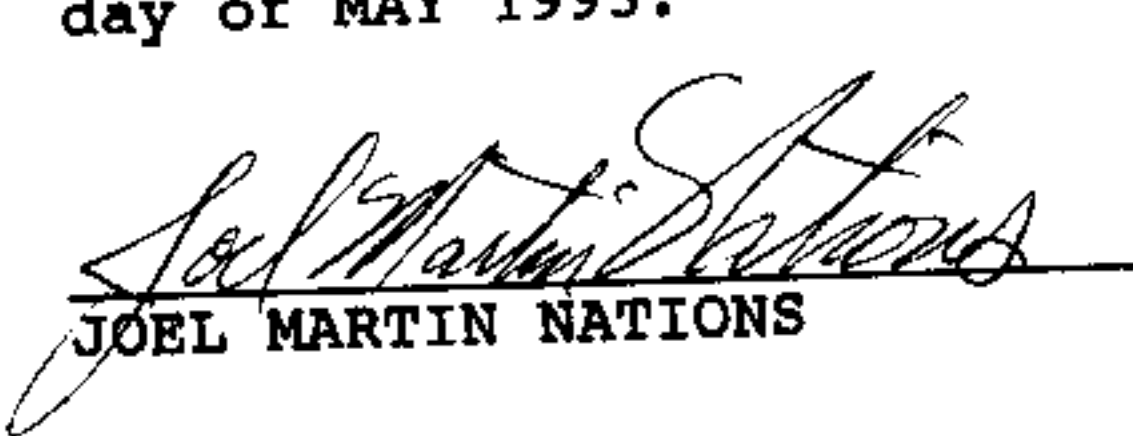
STATE OF ALABAMA )  
JEFFERSON COUNTY )


That in consideration of NINETY FOUR THOUSAND DOLLARS (\$94,000.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JOEL MARTIN NATIONS and CHRISTA GRAMMAS his wife and TERRI LEIGH GRAMMAS, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto BILLY T. McDANAL, JR. and TRACI P. McDANAL as joint tenants with all rights of survivorship, the following described real estate situated in SHELBY County, Alabama on the following Exhibit "A" attached hereto and incorporated herein by reference.

Subject to all matters of public record including but not limited to easements, restrictions, covenants, rights of way, and 1993 taxes which are a lien but not yet due and payable. Also subject to any and all matters visible by a survey.

And we do for ourselves and for our executor and administrator covenant with the said GRANTEE, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 my hand and seal this 7th day of MAY 1993.

  
JOEL MARTIN NATIONS

  
CHRISTA GRAMMAS NATIONS


  
TERRI LEIGH GRAMMAS

Inst # 1993-14089

State of Alabama  
Jefferson County

I, MARK E. TIPPINS a Notary Public in and for said County, State, hereby certify that JOEL MARTIN NATIONS, CHRISTA GRAMMAS NATIONS and TERRI LEIGH GRAMMAS 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 7th day of MAY 1993.

Notary Public: 

My commission expires: 7-23-1993.

Prepared by: Mark E. Tippins 14 Office Park Circle #105  
Birmingham, Alabama 35223 (205) 870-4343

Send tax notice to: BILLY T. McDANAL, JR. 310 Lakewood Drive  
Harpersville, Alabama 35078

05/17/1993-14089  
02:24 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD 15.15

**PARCEL 1:**

A parcel of land situated in the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a Southerly direction along the West line of said Quarter-Quarter Section a distance of 387.87 feet to the point of beginning of the herein described parcel; thence deflect 95 degrees 51 minutes 20 seconds and run to the left in a Northeasterly direction a distance of 747.25 feet to a point in the centerline of Clear Prong of Yellow Leaf Creek; thence turn an interior angle of 52 degrees 08 minutes 40 seconds and run to the right along the centerline of said creek in a Southwesterly direction a distance of 97.13 feet to a point; thence turn an interior angle of 147 degrees 25 minutes 30 seconds and run to the right along the centerline of said creek in a Southwesterly direction a distance of 40.00 feet to a point; thence turn an interior angle of 169 degrees 30 minutes 00 seconds and run to the right and along the centerline of said creek in a Southwesterly direction a distance of 65.00 feet to a point; thence turn an interior angle of 232 degrees 30 minutes 40 seconds and run to the left along the centerline of said creek in a Southwesterly direction a distance of 55.00 feet to a point; thence turn an interior angle of 192 degrees 41 minutes 20 seconds and run to the left along the centerline of said creek in a Southwesterly direction a distance of 80.00 feet to a point; thence turn an interior angle of 176 degrees 41 minutes 50 seconds and run to the right along the centerline of said creek in a Southwesterly direction a distance of 43.00 feet to a point; thence turn an interior angle of 109 degrees 02 minutes 00 seconds and leaving the centerline of said creek run to the right in a Southwesterly direction a distance of 302.00 feet to a point; thence turn an interior angle of 150 degrees 29 minutes 25 seconds and run to the right in a Northwesterly direction a distance of 270.63 feet to a point on the West line of said Quarter-Quarter Section; thence turn an interior angle of 113 degrees 39 minutes 15 seconds and run to the right in a Northerly direction along the West line of said Quarter-Quarter Section a distance of 133.75 feet to the point of beginning of the herein described parcel. According to the survey of Robbin E. Phillips, AL. Reg. #14976, dated July 22, 1988.

**PARCEL 2:**

A non-exclusive 20-foot wide access easement described as follows:

Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a Southerly direction along the West line of said Quarter-Quarter Section a distance of 840.49 feet to a point; thence deflect 95 degrees 51

minutes 20 seconds and run to the left in an Easterly direction a distance of 32.73 feet to a point on the centerline of the herein described easement, said point being the point of beginning; thence deflect 96 degrees 23 minutes 22 seconds and run to the right in a Southerly direction along the centerline of said easement a distance of 85.08 feet to a point; thence deflect 0 degrees 15 minutes 07 seconds and run to the left in a Southerly direction along the centerline of said easement a distance of 322.52 feet to the North right-of-way line of U.S. Highway 280 and the end of herein described easement, said point lying 30.14 feet Easterly from the point of intersection of the North right-of-way line of U.S. Highway 280 and the West line of the Southwest Quarter of the Northwest Quarter of said Section 24; the sides of the herein described easement are 10 feet from and parallel to the centerline as described herein and are to be extended or shortened as necessary to intersect with the South property line for which this easement is granted and to intersect with the right-of-way line of U.S. Highway 280. According to the survey of Robbin E. Phillips, Al. Reg. #14976, dated July 22, 1988.

**PARCEL 3:**

A non-exclusive 20-foot wide access easement described as follows:  
Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a Southerly direction along the West line of said Quarter-Quarter Section a distance of 387.87 feet to a point; thence deflect 95 degrees 51 minutes 20 seconds and run to the left in a Northeasterly direction a distance of 13.07 feet to the point of beginning of the herein described easement; thence deflect 95 degrees 51 minutes 20 seconds and run to the right in a Southerly direction parallel to the West line of said Quarter-Quarter Section a distance of 370.00 feet to a point; thence deflect 13 degrees 38 minutes 12 seconds and run to the left in a Southeasterly direction a distance of 82.95 feet to the end of herein described easement; the sides of the herein described easement are 10 feet from and parallel to the centerline as described herein. According to the survey of Robbin E. Phillips, AL. Reg. #14976, dated July 22, 1988.

**PARCEL 4:**

A non-exclusive 20-foot wide access easement described as follows:  
Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Rang 1 East, Shelby County, Alabama, and run in a Southerly direction along the West line of said Quarter-Quarter Section a distance of 840.49 feet to a point; thence deflect 95 degrees 51 minutes 20 seconds and run to the left in an Easterly direction a distance of 32.73 feet to a point on the centerline of herein described easement, said

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point being the point of beginning; thence deflect 83 degrees 36 minutes 38 seconds and run to the left in a Northerly direction a distance of 57.74 feet to the point of beginning of a curve to the right having a central angle of 58 degrees 00 minutes and a radius of 60.00 feet; thence run along the arc of said curve in a Northerly to Northeasterly direction a distance of 60.74 feet to a point; thence run tangent to said curve in a Northeasterly direction a distance of 201.11 feet to the end of herein described easement. The sides of the herein described easement are 10 feet from and parallel to the centerline as described herein. According to the survey of Robbin E. Phillips, AL. Reg. #14976, dated July 22, 1988.

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