

500 -

Inst # 1995-23008

This instrument was prepared by:
Shelly Moss
4 Office Park Circle, Suite 101A
Birmingham, Alabama 35223

Send tax notice to:

Attorney at Law

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of One and 00/100 (\$1.00)----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,
we,

Charles M. Tyndal a married man and Edward C. Tyndal a married man

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

Charles M. Tyndal and Edward C. Tyndal
(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 Exhibit "A" attached hereto and incorporated herein.

This property does not constitute the homestead of the Grantor or the Grantor's Spouse.

This deed was prepared without the benefit of a title search.

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, I (We) have set my (Our) hand(s) and seal(s), this 9th day of August, 1995.

WITNESS:

_____(Seal) Charles M. Tyndal (Seal)
Charles M. Tyndal
_____(Seal) Edward C. Tyndal (Seal)
Edward C. Tyndal

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Shelly Moss, a Notary Public in and for said County, in said State, hereby certify that Charles M. Tyndal and
Edward C. Tyndal whose name is (are) signed to the foregoing conveyance, and who is (are) known to me,
acknowledged before me on this day, that being informed of the contents of the conveyance he (they) executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of August A.D., 1995.

Shelly Moss
notary public SHELLY MOSS
MY COMMISSION EXPIRES 11-5-97

08/22/1995-23008
08:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Exhibit "A"

PARCEL-3

A PART OF THE NE1/4 OF THE NE1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, more particularly described by metes and bounds as follows:

Commence at the northeast corner of Section 15, Township 20 south, Range 1 west, Shelby County, Alabama and run thence westerly along the north line of said section 15 a distance of 829.17' to a point; Thence turn 89°38'30" left and run southerly 398.17' to the point of beginning of the property being described; Thence continue along last described course 471.83' to a point in the centerline of a twenty foot wide proposed easement; Thence turn 90°21'30" left and run easterly along centerline of said easement 381.95' to a point in the centerline of an existing road; Thence turn 89°38'30" left and run northerly 471.83' to the point of beginning, containing 4.14 acres. This parcel has an existing house and barn on it as of date of this survey.

Each parcel is subject to any and all easements, agreements, rights of way, restrictions, limitations and/ or regulations of probated record and/ or applicable law.

There are two easement that are proposed to serve as access for these five parcels. Easement No. 1 being twenty feet wide, Ten feet on each side of the following described centerline.

Easement No.-1

Commence at the northeast corner of Section 15, Township 20 south, Range 1 west, Shelby County, Alabama and run thence southerly along the east line of said section 15 a distance of 1,315.68' to a point; Thence turn 89°43'42" right and run westerly 59.55' to a point in the centerline of an existing road and the point of beginning, on the centerline, of proposed easement; Thence turn 50°30'03" right and run northwesterly along centerline of said road 101.16' to a point; Thence turn 3°02'30" left and continue along centerline of said road 356.72' to a point; Thence turn 4°59'33" right and run along centerline of said road 131.30' to a point; Thence turn 52°22'20" left and run westerly along the south line of just described parcels 3 and 2 a distance of 1,343.35' to a point; Thence turn 90°21'30" right and run northerly along the west line of just described parcel -2 a distance of 870.0' to the end of proposed easement.

Easement No.-2

A strip of land ten feet wide for ingress and egress that lies along the west line of Parcel No.-3 beginning at the southeast corner of Parcel No.- 3 and run northerly ten feet east of and contiguous with the east line of Parcel No. 3 for a distance of 225.0' to the south line of Parcel No. 4 and the end of easement.

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