

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
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FAX 988-5905

This instrument was prepared by:

(Name) _____
(Address) _____

Send Tax Notice to:

(Name) Doug Joseph
(Address) 1991 S. Hwy. 69
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and exchange of properties 4,000 DOLLARS
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
J. Anthony Joseph
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto
L. Douglas Joseph

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

Attached hereto as Exhibit "A" and made a part hereof as if written herein.

Subject to easements of record.

This is not the homestead of the grantor.

1997-13580
05/02/1997-13580
10:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors 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 12th
day of October, 19 95.

(Seal)

J. Anthony Joseph
(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that J. Anthony Joseph, whose name(s) is signed to the
foregoing conveyance, and who 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 12th day of October, 1995

My Commission Expires:

Notary Public

1997-13580

EXHIBIT "A"

PARCEL I:

S 1/2 of N 1/2 of NW 1/4 of NW 1/4, Section 26, Township 20 South, Range 3 West, lying East of the right of way of County Paved Road No. 47.

There is hereby reserved a 100 foot easement along the south line thereof for ingress, egress and utilities. Said easement is for the use and benefit of both the grantor and grantee and their heirs, successors and assigns.

Parcel II:

E 1/2 of W 1/2 of SE 1/4 of SW 1/4 and the South 7.5 acres of the E 1/2 of the SE 1/4 of SW 1/4; all in Section 23, Township 20 South, Range 1 West.

Also the right of ingress and egress and utility installations over and along that certain 60 foot non-exclusive easement extending from County paved road No. 47 East and which lies immediately South of the North line of NW 1/4 of NW 1/4, Section 26, Township 20 South, Range 1 West; thence continue East, but changing to a 30 foot easement on each side of the North line of NE 1/4 of NW 1/4 of Section 26, and the South line of SE 1/4 of SW 1/4 of Section 23, Township 20 south, Range 1 West thence run due North along the center line of SE 1/4 of SW 1/4 of said Section 23 (being 30 feet wide on each side of said center line) to a point where it intersects the N 1/2 of N 1/2 of SE 1/4 of SW 1/4 of said Section 23.

Said easement being for the benefit of grantor, grantee, Tonya W. Phillips & Barry Phillips property located in said Sections, and for the benefit of their heirs, successors and assigns.

PARCEL III:

From the accepted Southeast corner of the NW 1/4 of SW 1/4 of Section 26, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence North along the accepted East boundary of said NW 1/4 of SW 1/4 a distance of 755.80 feet; thence turn 99 deg. 48 min. 51 sec. left and run 331.83 feet along the centerline of a 60.0 foot easement for ingress and egress and utilities thence turn 80 deg. 11 min. 09 sec. left and run 703.70 feet to a point on the accepted South boundary of aforementioned NW 1/4 of SW 1/4; thence turn 90 deg. 46 min. 53 sec. left and run 117.0 feet along said south boundary; thence turn 45 deg. 23 min. 26 sec. right and run 294.95 feet; thence turn 134 deg. 36 min. 33 sec. left and run 210.0 feet to the point of beginning of herein described parcel of land.

Also a 60.0 foot easement for ingress and egress and utilities more particularly described as follows: From the Northeast corner of heretofore described parcel of land, run thence Southwesterly along the North boundary of said parcel, a distance of 30.45 feet to the point of beginning of the centerline of herein described easement; thence turn 99 deg. 48 min. 51 sec. right and run 344.47 feet to a point of termination on the southerly boundary of U. S. Highway 280. Said easement being for the benefit of the grantor and grantee and their heirs, successors and assigns.

Inst # 1997-13580

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