

\$500

This instrument was prepared by:

Grantee(s) address:
117 Eureka Acres Road
Columbiana, AL 35051

Conwill & Justice
P.O. Box 557 Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, Edith Booker, unmarried (herein referred to as GRANTOR) do grant, bargain, sell and convey unto Brenda Brinkley, f/k/a Brenda Nash (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

A non-exclusive 30 foot wide easement for ingress, egress, and utilities along the West side of the following described property:

Tract No. 3: Commence at the Northeast corner of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed South 1° 03' West along the East boundary line of said section for a distance of 40 feet to the point of beginning. From this beginning point continue South 1° 03' West along the East boundary of said section for a distance of 290 feet; thence proceed South 88° 58' West for a distance of 200 feet; thence South 1° 03' West for a distance of 90 feet; thence proceed South 38° 18' East for a distance of 263.66 feet; thence proceed North 88° 58' East for a distance of 32.69 feet; thence proceed South 1° 03' West for a distance of 71.08 feet; thence proceed South 88° 57' East for a distance of 257.56 feet to a point on the Westerly right of way line of the L & N Railroad; thence proceed North 20° 14' West along the Westerly right of way line of said railroad for a distance of 709.47 feet to the point of beginning. And,

Tract No. 4: Commence at the Northeast corner of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed South 1° 03' West for a distance of 701.08 feet to the point of beginning. From this beginning point continue South 1° 03' West for a distance of 325 feet; thence proceed South 88° 57' East for a distance of 384.18 feet to a point on the Westerly right of way of the L & N Railroad; thence proceed North 20° 14' West along the Westerly right of way line of said railroad for a

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distance of 348.79 feet; thence proceed North 88° 57' West for a distance of 257.56 feet to the point of beginning.

Also, a non-exclusive easement for ingress and egress 30 feet wide over an existing drive leading from Shelby County Highway No. 78, adjacent to West line of the above described property.

It is the intention of the Grantors by this conveyance to clarify that the 30 foot wide easement to which Tract Nos. 3 and 4 described above are subject, as stated in deed from Brenda Nash to Lawler Britton and wife, Elizabeth Britton, recorded in Real Book 186, page 597, and deed from Brenda Nash to Edith Booker, recorded in Real Book 186, page 596, both in the Probate Office of Shelby County, Alabama, is an easement in favor of Brenda Nash and was intended to be reserved by her. It is also the intention of this conveyance to give Grantee the right to use the existing drive as set out in deed recorded in Real Book 254, page 506, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this

04 day of November, 1997.

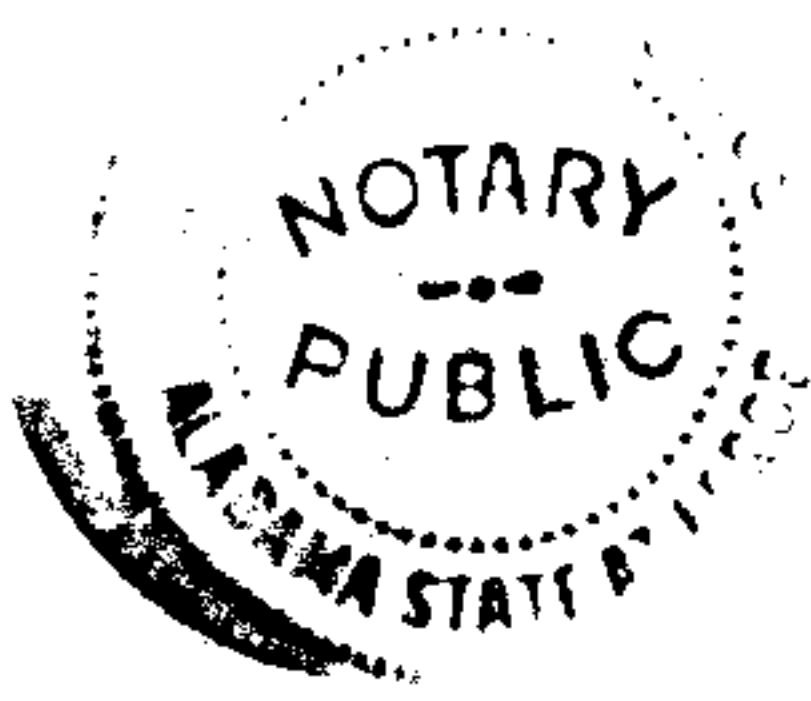
Edith Booker
Edith Booker

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edith Booker, unmarried, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of November, 1997.



William R. Justice
Notary Public

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