

This Instrument Prepared By:
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Birmingham, Alabama 35216

Send Tax Notice to:

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)

SHELBY COUNTY)

Inst # 1998-09738

KNOW ALL MEN BY THESE PRESENTS: That in consideration of EXCHANGE OF REAL PROPERTY OF EQUAL VALUE (valued at \$50,000.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, CAROLINE M. RAUGHLEY AKA CAROLINE MOURTON RAUGHLEY, A WIDOW (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto HOWARD C. WISE, JR. AND WIFE EMILY R WISE (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Described on Exhibit "A"

SUBJECT TO: (1) Taxes due in the year 1998 and thereafter; (2) Easements, restrictions and rights-of-way of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of wither of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, 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, the undersigned, CAROLINE M. RAUGHLEY, has hereunto set her hand and seal, this the 17 day of March 1998.

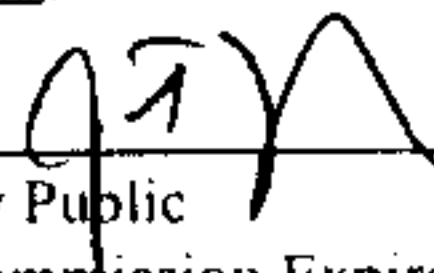

Caroline M. Raughley

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CAROLINE M. RAUGHLEY, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 17 day of MARCH, 1998.



Notary Public

My Commission Expires: 3-1-02

EXHIBIT 'A'

RAUGHLEY TO WISE

A parcel of land to be known as Lot 2, Bent Tree Estates situated in the North ½ of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Northeast ¼ of the Northwest ¼ of said Section 23 and run in a northerly direction along the West line of said ¼ - ¼ section for a distance of 703.26 feet to an iron pin found; thence turn an angle to the right of 33°40'34" and run in a northeasterly direction for a distance of 20.02 feet to an iron pin found; thence turn an angle to the right of 6°56'59" and run in a northeasterly direction for a distance of 308.55 feet to a point; thence turn an angle to the right of 90°00'26" and run in a southeasterly direction for a distance of 1241.40 feet to the centerline of Cahaba Valley Creek also known as Bishops Creek, said point being the POINT OF BEGINNING; thence turn an angle to the right of 180°00'00" and run in a northwesterly direction for a distance of 923.76 feet to a point on the Southeast line of a 40 foot ingress and egress easement; said point also being on a curve to the left having a radius of 54.81 feet and a central angle of 20°01'43"; thence turn an angle to the left of 118°58'00" to the chord of said curve and run along the arc of said curve in a southwesterly direction and also along the Southeast line of said easement for a distance of 19.16 feet to a point; thence run tangent to last stated curve in a southwesterly direction along the Southeast line of said easement for a distance of 10.32 feet to a point on a curve to the right having a radius of 74.57 feet and a central angle of 30°44'30"; thence run along the arc of said curve in a southwesterly direction and also along the Southeast line of said easement for a distance of 40.01 feet to a point; thence run tangent to last stated curve in a southwesterly direction along the Southeast line of said easement for a distance of 74.03 feet to a point on a curve to the left having a radius of 107.75 feet and a central angle of 50°19'00"; thence run along the arc of said curve in a southwesterly to southeasterly direction and also along the Southeast line of said easement for a distance of 94.63 feet to a point; thence run tangent to last stated curve in a southeasterly direction along the Southeast line of said easement for a distance of 140.26 feet to a point on a curve to the left having a radius of 54.93 feet and a central angle of 29°53'30"; thence run along the arc of said curve in a southeasterly direction and also along the Southeast line of said easement for a distance of 28.66 feet to a point; thence run tangent to last stated curve in a southeasterly direction along the Southeast line of said easement for a distance of 221.80 feet to a point on a curve to the left having a radius of 22.36 feet and a central angle of 44°04'18"; thence run along the arc of said curve in a southeasterly direction along the Southeast line of said easement for a distance of 17.20 feet to a point; thence run tangent to last stated curve in a southeasterly direction and also along the Southeast line of said easement for a distance of 80.75 feet to a point; thence turn an angle to the right of 90°00'00" and run in a southwesterly direction along the Southeast line of said easement for a distance of 20.00 feet to a point; thence turn an angle to the left of 85°04'37" and run in a southeasterly direction for a distance of 370.62 feet more or less to a point in the centerline of Cahaba Valley Creek also known as Bishop Creek; thence run in a northeasterly direction along the centerline of said creek for a distance of 300.00 feet more or less to the POINT OF BEGINNING. ~~Said parcel of land containing 6.89 acres more or less.~~

LESS + EXCEPT:

A parcel of land situated in the Northeast Quarter of the Northwest Quarter of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: COMMENCE at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 23, Township 19 South, Range 2 West and run East along the North line of said quarter-quarter section 522.20 feet; thence 129 degrees 00 minutes right and run Southwesterly 778.8 feet; thence 89 degrees 54 minutes 30 seconds left and run Southeasterly 796.52 feet to the point of beginning of ~~the~~ described parcel; thence continue along last stated course 120.0 feet; thence 82 degrees 00 minutes left and run Northeasterly 300.0 feet; thence 98 degrees 00 minutes left and run Northwesterly 120.0 feet; thence 82 degrees 00 minutes left and run Southwesterly 300.0 feet to the point of beginning. ~~Said parcel of land containing 2.018 acres more or less.~~

03/19/19 09:00 AM
04:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
63.50
003 MCD