

THIS DEED PREPARED BY:  
WEATHINGTON & MOORE, P.C.  
P.O. Box 310  
Moody, Alabama 35004


Send Tax Notice to:

1/2 value  
70,000  
FD.

STATE OF ALABAMA  
SHELBY COUNTY

NO TITLE SEARCH PERFORMED BY  
PREPARER

STATUTORY WARRANTY DEED

  
20050705000332710 1/2 \$84.00  
Shelby Cnty Judge of Probate, AL  
07/05/2005 10:06:56AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that Frankie K. Joiner and wife, Kathy A. Joiner, for and in consideration of Ten and No/100 (\$10.00) Dollars and other valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto FRANKIE K. JOINER the following described real property situated in the County of Shelby, State of Alabama:

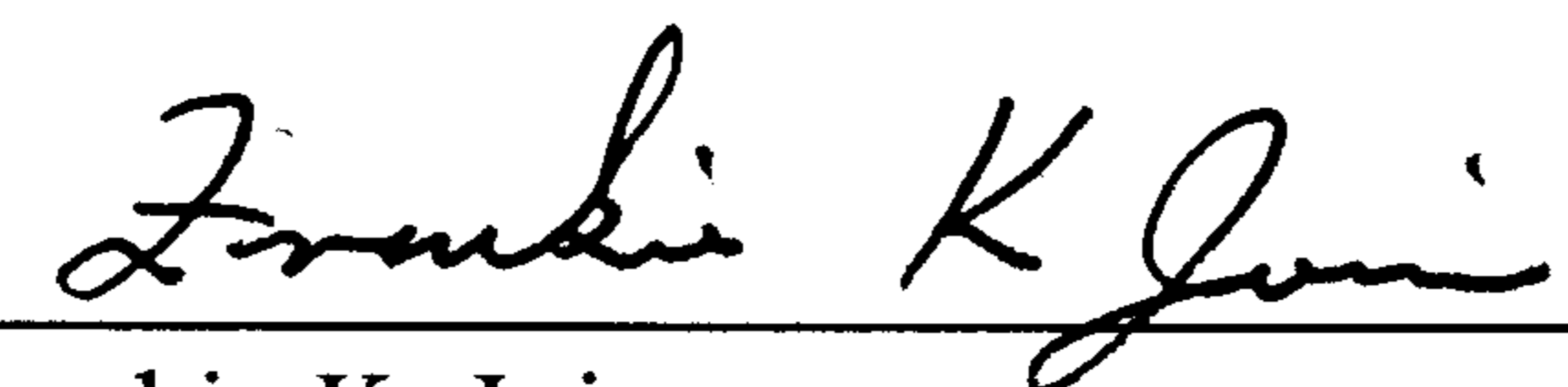
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

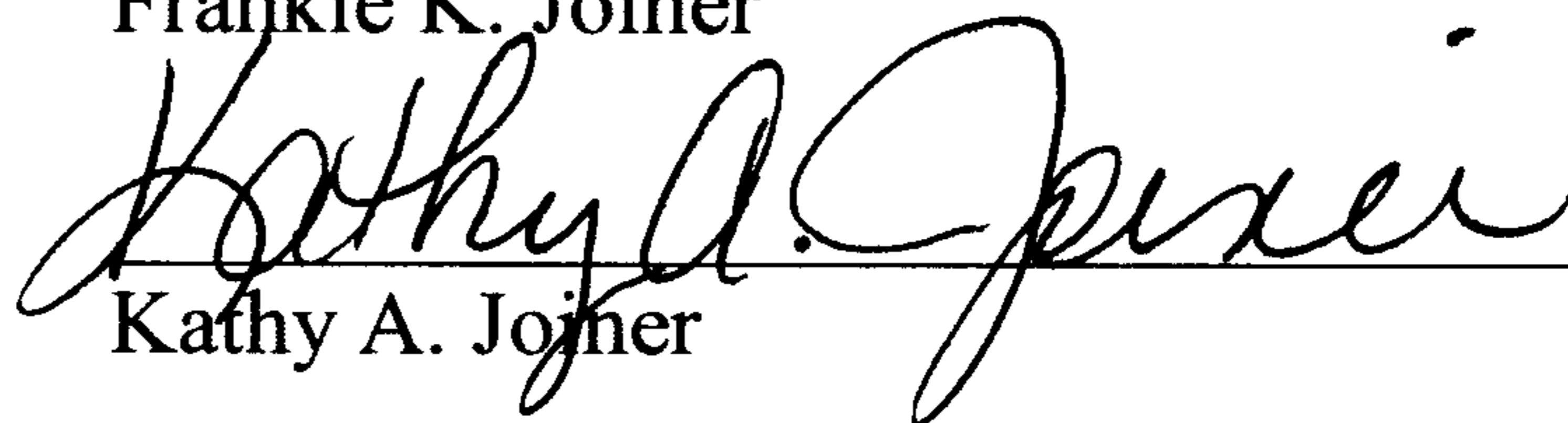
DESCRIPTION FURNISHED BY GRANTOR. THIS DEED IS BEING PREPARED IN CONJUNCTION WITH A DIVORCE DECREE FILED IN THE CIRCUIT COURT OF ST. CLAIR COUNTY, ALABAMA.

SUBJECT, however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; and FURTHER SUBJECT to any state of facts and accurate survey would show.

TO HAVE AND TO HOLD, to the said Frankie K. Joiner, his heirs and assigns forever.

IN WITNESS WHEREOF the undersigned has set his hand and seal this 15<sup>th</sup> day of June, 2005.

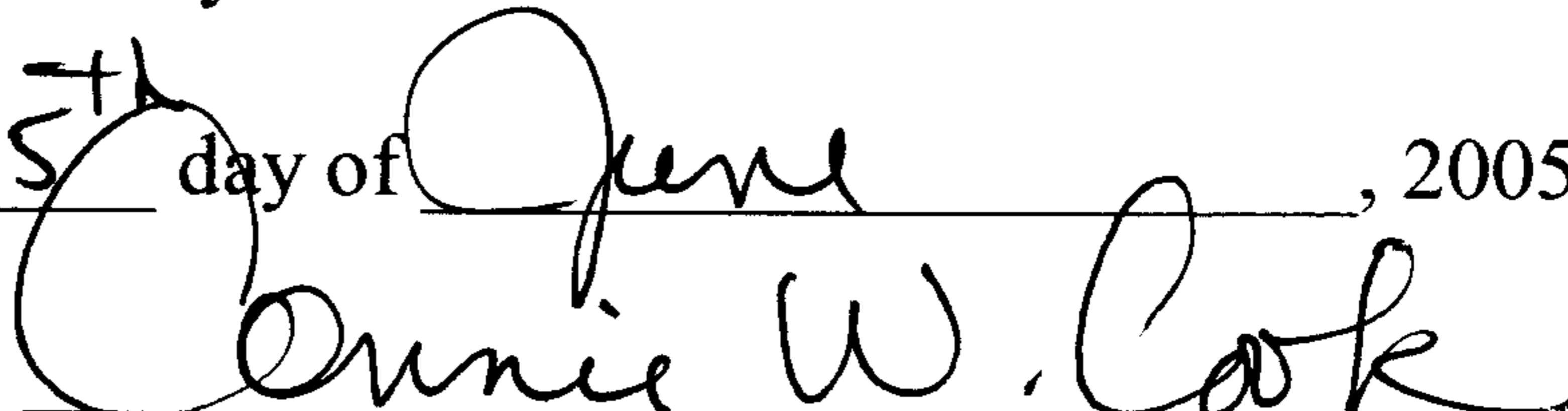
  
Frankie K. Joiner

  
Kathy A. Joiner

STATE OF ALABAMA  
COUNTY OF ST. CLAIR

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Frankie K. Joiner and Kathy A. Joiner, 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 15<sup>th</sup> day of June, 2005.

  
Notary Public



20050705000332710 2/2 \$84.00  
 Shelby Cnty Judge of Probate, AL  
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EXHIBIT "A"

A parcel of land situated in the SE 1/4 of Section 4, Township 18 South, Range 1 East, described as follows: Commence at the NW corner of the NW 1/4 of the SE 1/4 of Section 4 go South 13 deg. 36 min. 45 sec. East for 412.34 feet to an existing iron pin; thence South 00 deg. 24 min. 50 sec. West for 797.24 feet to an existing iron pin on the North boundary of the Norfolk Southern Railway; thence South 54 deg. 05 min. 05 sec. East along the North boundary of said railway for 299.03 feet to an existing iron pin on the North boundary of Alabama Highway No. 25, said iron pin being on a curve to the right, having a central angle of 71 deg. 30 min. 01 sec. and a radius of 150.43 feet; thence Southeasterly along said curve and said North boundary for 187.72 feet to the point of Tangent, and the point of beginning; thence North 64 deg. 47 min. 41 sec. East for 1323.78 feet to the center line of Shoal Creek; thence six courses (6) along said centerline as follows:

go South 29 deg. 03 min. 47 sec. East for 136.75 feet; thence South 7 deg. 30 min. 27 sec. West for 58.88 feet; thence South 35 deg. 58 min. 27 sec. West for 330.93 feet; thence South 10 deg. 23 min. 52 sec. West for 133.49 feet; thence South 3 deg. 02 min. 04 sec. West for 277.46 feet; thence South 37 deg. 58 min. 22 sec. West for 328.80 feet to the point of intersection of the centerline of Shoal Creek and the Northerly boundary of Highway 25; thence North 56 deg. 12 min. 10 sec. West along the Northerly boundary of said Highway for 988.13 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO, including that parcel of land lying between the Easterly boundary of the Norfolk Southern Railway and the Westerly boundary of Shelby County Highway 25 situated in the SW 1/4 of the SE 1/4 of Section 4, Township 18 South, Range 1 East, described as follows: Commence at the NE corner of the SW 1/4 of the SE 1/4 of Section 4, go South 00 deg. 36 min. 09 sec. West along the East boundary of said 1/4 1/4 Section for 653.72 feet to the Westerly boundary of Shelby County Highway No. 25 and the point of beginning; thence continue South 00 deg. 36 min. 09 sec. West along the East boundary of said 1/4 1/4 Section for 37.01 feet to the Easterly boundary of Norfolk Southern Railway; thence North 54 deg. 05 min. 05 sec. West along the Easterly boundary of said Railway for 235.21 feet; thence South 35 deg. 54 min. 55 sec. West along the Easterly boundary of said Railway for 35.00 feet; thence North 54 deg. 05 min. 05 sec. West along the Easterly boundary of said Railway for 857.06 feet to the point of intersection of the Westerly boundary of Highway No. 25 and the Easterly boundary of Norfolk Southern Railway, said point of intersection being a point on a curve to the right having a central angle of 50 deg. 46 min. 25 sec. and a radius of 70.43 feet; thence Easterly along said curve for 62.41 feet to the point of Tangent; thence South 56 deg. 12 min. 10 sec. East along the Westerly boundary of Shelby County Highway No. 25 for 1017.84 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT: One lot of land lying South of Shoal Creek in the SW 1/4 of the SE 1/4 of Section 4, Township 18 South, Range 1 East, except the right of way of the Railroad, that is owned by the Central of Georgia Railway Company, situated in Shelby County, Alabama.

*F.J.*

*KAG*

Shelby County, AL 07/05/2005  
 State of Alabama

Deed Tax: \$70.00