

Shelby County, AL 11/09/2011
State of Alabama
Deed Tax: \$10.00

VALUE: \$10,000.00

SEND TAX NOTICE TO:

Harry Edward Stinson


P. O. Box 120456

Nashville, TN 37212

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**


20111109000338460 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
11/09/2011 02:31:19 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Frank C. Ellis, Jr., Executor of the Estate of Myra Stinson Vickery, deceased** (herein referred to as Grantor), grant, bargain, sell, and convey unto **Harry Edward Stinson** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantor herein for the purpose of identification.

Together with right of ingress, egress, and installation of utilities over, along, and across the Ingress, Egress and Boat Access Easement described on Exhibit "B" attached hereto.

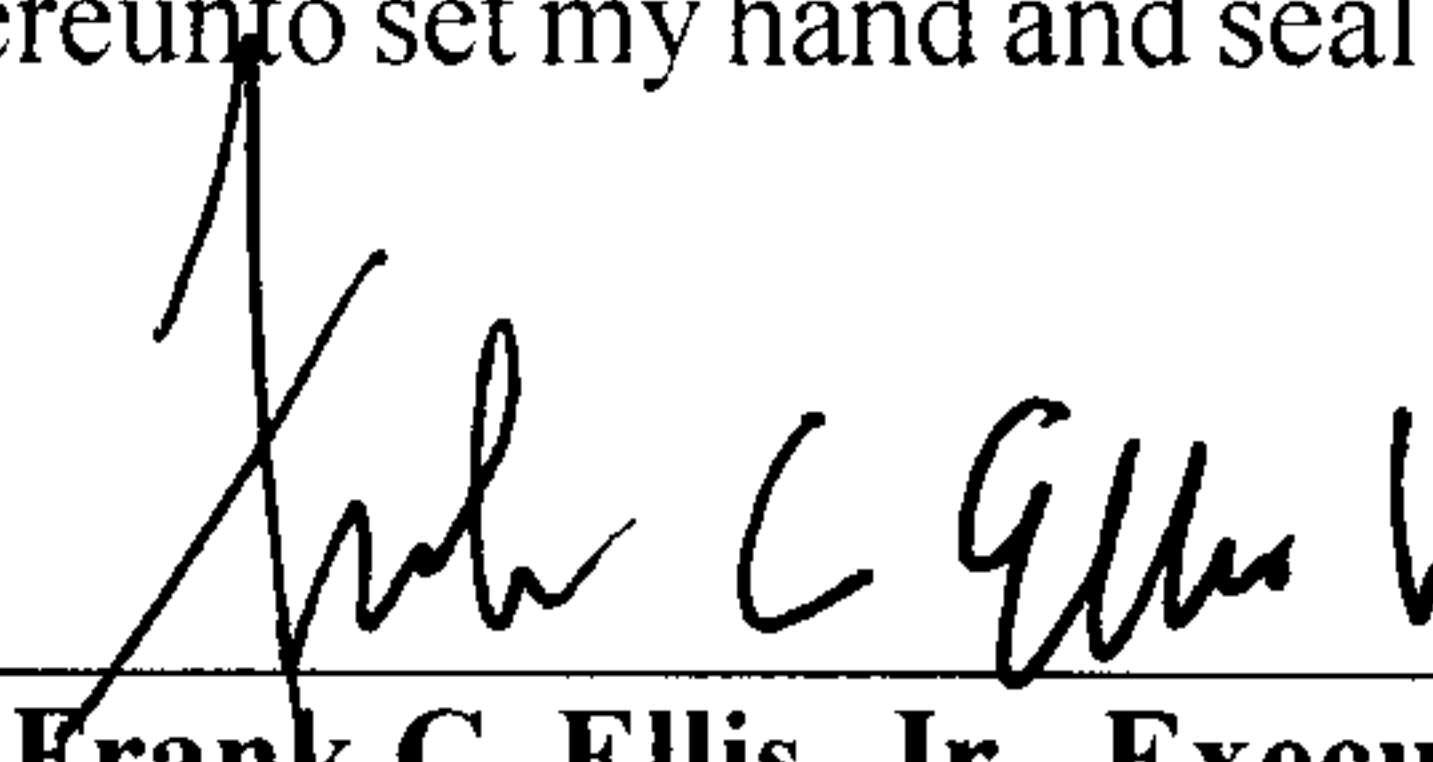
Subject to right of others holding legal right to the use thereof over, along, and across the Ingress, Egress and Boat Access Easement shown on said Exhibit "B", and the right of others holding legal right of ingress and egress over and across a strip of land fifteen feet wide in uniform width over the North fifteen feet of the above property described on Exhibit "A" attached hereto.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

Said Grantor does for himself, his successors and assigns, covenant with the said Grantee, his heirs and assigns, that the estate is lawfully seized in fee simple of said premises; that said premises is free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8 day of ^{November}~~October~~, 2011.




**Frank C. Ellis, Jr., Executor of the
Estate of Myra Stinson Vickery, deceased**

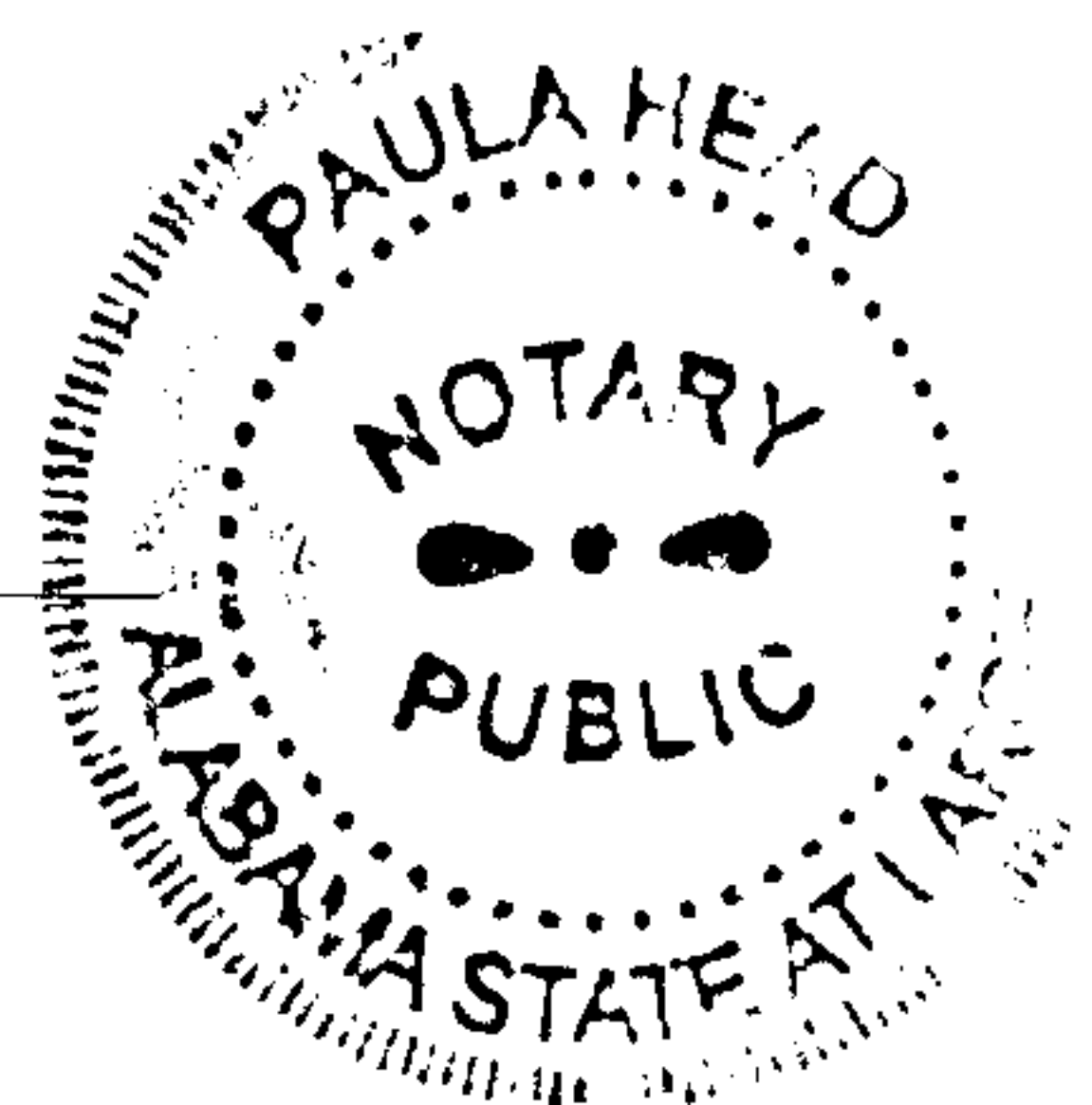
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank C. Ellis, Jr., whose name as Executor of the Estate of Myra Stinson Vickery, deceased, 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 such instrument, he, as such Executor and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal, this the 8 day of ^{November}~~October~~, 2011.



Notary Public



LEGAL DESCRIPTION PARCEL A

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 15 EAST, BEING A REVISION TO THE LAND DESCRIBED IN A DEED TO THE MYRA STINSON VICKERY REVOCABLE LIVING TRUST, RECORDED IN REAL BOOK 360 AT PAGE 550, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 1" PIPE, FOUND AND BEING USED AS THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE N 02°05'21" W, ALONG A LINE BEING USED AS THE WEST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 467.21 FEET TO A 1/2" REBAR, WITH A CAP STAMPED "SHIFLETT", FOUND, ON THE NORTHWEST RIGHT-OF-WAY OF COUNTY HIGHWAY 432;

THENCE N 52°02'58" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 182.50 FEET TO A POINT;

THENCE N 53°19'19" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 9.26 FEET TO A POINT IN THE CENTER OF AN EXISTING EASEMENT;

THENCE N 02°08'37" W, ALONG THE CENTER OF SAID EASEMENT, A DISTANCE OF 364.65 FEET TO A POINT, IN THE CENTER OF AN EXISTING EASEMENT;

THENCE N 01°52'42" W, ALONG SAID EASEMENT, A DISTANCE OF 147.66 FEET TO THE POINT OF BEGINNING;

THENCE N 88°02'27" E, ALONG THE NORTH EDGE OF AN EXISTING EASEMENT, A DISTANCE OF 117.80 FEET TO A 3/4" PIPE, FOUND;


THENCE N 88°02'01" E, A DISTANCE OF 54.97 FEET TO 1/2" PIPE, FOUND;

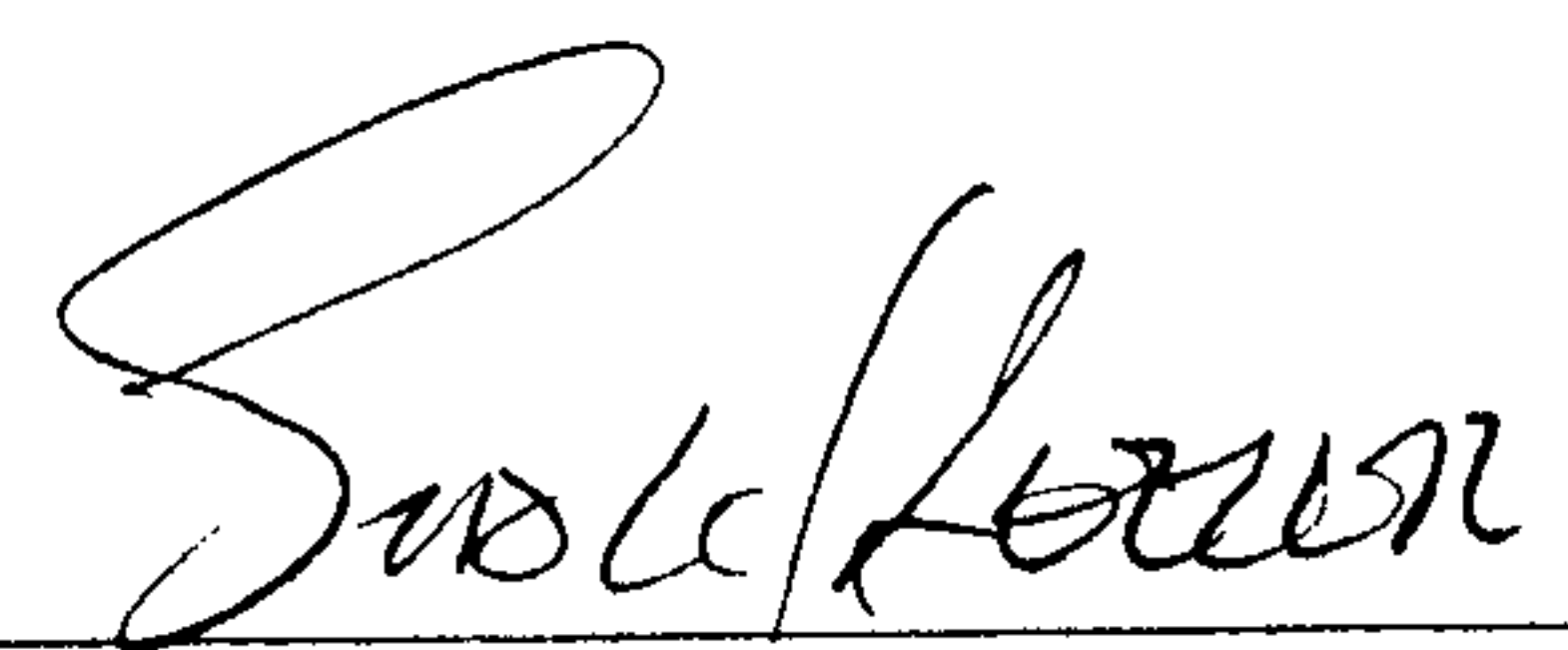
THENCE S 00°02'17" E, A DISTANCE OF 15.09 FEET TO 1/2" PIPE, FOUND;

THENCE S 00°37'58" E, A DISTANCE OF 124.95 FEET TO 1 1/2" PIPE, FOUND;

THENCE S 00°37'58" E, A DISTANCE OF 7.38 FEET TO POINT IN THE CENTER OF AN EXISTING EASEMENT;

THENCE S 87°56'32" W, A DISTANCE OF 169.41 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 25228.54 SQUARE FEET, OR 0.579 ACRES OF LAND.


20111109000338460 2/3 \$28.00
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Sid Wheeler
Professional Land Surveyor 16165



INGRESS, EGRESS AND BOAT ACCESS EASEMENT

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 15 EAST, BEING AN EASEMENT FOR INGRESS, EGRESS AND BOAT ACCESS. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" PIPE, FOUND AND BEING USED AS THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE N 02°05'21" W, ALONG A LINE BEING USED AS THE WEST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 467.21 FEET TO A 1/2" REBAR, WITH A CAP STAMPED "SHIFFLETT", FOUND, ON THE NORTHWEST RIGHT-OF-WAY OF COUNTY HIGHWAY 432;

THENCE N 52°02'58" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 182.50 FEET TO THE POINT OF BEGINNING;

THENCE N 02°07'45" W, A DISTANCE OF 362.01 FEET TO A POINT;

THENCE N 05°03'57" W, A DISTANCE OF 15.54 FEET TO A POINT;

THENCE N 01°40'44" W, A DISTANCE OF 288.98 FEET TO A POINT;

THENCE S 88°00'54" W, A DISTANCE OF 15.00 FEET TO A POINT;

THENCE N 01°40'44" W, A DISTANCE OF 25.00 FEET, TO A POINT ON THE 397' CONTOUR;

THENCE N 67°20'12" W, ALONG SAID CONTOUR, A DISTANCE OF 16.07 FEET TO 3/4" PIPE, FOUND;

THENCE N 68°42'46" E, ALONG SAID CONTOUR, A DISTANCE OF 15.38 FEET TO 3/4" PIPE, FOUND;

THENCE N 58°08'33" E, ALONG SAID CONTOUR, A DISTANCE OF 34.60 FEET TO POINT;

THENCE S 01°59'06" E, A DISTANCE OF 52.99 FEET TO A POINT;

THENCE S 88°00'54" W, A DISTANCE OF 30.00 FEET TO POINT;

THENCE S 01°59'06" E, A DISTANCE OF 148.84 FEET TO POINT;

THENCE S 02°00'42" E, A DISTANCE OF 15.00 FEET TO POINT;

THENCE S 02°00'42" E, A DISTANCE OF 125.00 FEET TO POINT;

THENCE S 01°58'10" E, A DISTANCE OF 15.02 FEET TO POINT;

THENCE S 02°05'50" E, A DISTANCE OF 352.02 FEET TO A 3/4" PIPE, FOUND ON THE NORTHWEST RIGHT-OF-WAY OF COUNTY HIGHWAY NO. 432;

THENCE S 53°19'19" W, A DISTANCE OF 18.53 FEET TO THE POINT OF BEGINNING.

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Frank E. Webb