

THIS INSTRUMENT PREPARED

NAME James W. May
2154 Highland Avenue
Birmingham, Alabama 35205

WARRANTY DEED (Without Survivorship)



19810226000021880 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
02/26/1981 00:00:00 FILED/CERTIFIED

ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration One Dollars and other good and valuable consideration

DOLLARS

to the undersigned grantor Robert Howard Bailey, an unmarried man, David Warren Bailey and wife, Sandra Faye Bailey, Reba Carol Caldwell & husband, William Lloyd Caldwell, Sr., Lois Sherrill Benson & ~~in hand paid by~~ husband Lindon E. Benson, Howard Neil Bailey & wife, Tillie D. Bailey in hand paid by Tillie D. Bailey and husband, Howard Neil Bailey the receipt whereof is acknowledged we the said grantors

do grant, bargain, sell and convey unto the said Tillie D. Bailey and husband, Howard Neil Bailey ~~an easement for a roadway through~~ the following described ~~land property located and situated~~ ^{easement} the following described tract of land, located in Shelby County, Alabama,

to-wit:

An easement for ingress and egress situated in the northwest quarter of Section 10, Township 19 South, Range 2 West, Shelby County, Alabama, which is 16 feet wide and lies 8 feet to either side of a centerline which is more particularly described as follows:

PARCEL I
Commence at the southeast corner of the northeast quarter of the northwest quarter of said Section 10, thence run North along the east line of said quarter-quarter section for a distance of 772.42 feet; thence turn an angle to the left of 145° -47' and run south-westerly for a distance of 195.72 feet; thence turn an angle to the right of 41°-56' and run southwesterly for a distance of 221.95 feet; thence turn an angle to the right of 12°-57' and run westerly for a distance of 120.0 feet; thence turn an angle to the left of 33°-43' and run southwesterly for a distance of 90.0 feet to the point of beginning of the centerline herein described; thence continue along the same course as before in a southwesterly direction for a distance of 140.55 feet; thence turn an angle to the left of 5°-48'-30" and run southwesterly 158.72 feet to the point of beginning of a curve to the right, said curve having a radius of 354.05 feet and a central angle of 27°-00' and being concave northwesterly; thence run along the arc of said curve in a southwesterly direction for a distance of 166.84 feet to its end; thence run in a southwesterly direction tangent to said curve for a distance of 39 feet more or less to the easterly right-of-way line of Caldwell Mill Road, said point being the end of the centerline herein described.

(Parcel II on attached Exhibit "A")

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

And I (we) do, for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~my~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I (we) have a 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal s, this 19th day of February, 1981.

WITNESS:

Robert Howard Bailey

David Warren Bailey

Sandra Faye Bailey
State of

COUNTY

General Acknowledgement

Tillie D. Bailey

Howard Neil Bailey

Reba Carol Caldwell

William Lloyd Caldwell, Sr.

Lois Sherrill Benson

Lindon E. Benson

, a Notary Public in and for said County, in said State,

I, hereby certify that whose name signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

know to me, acknowledged before executed the same voluntarily

Given under my hand and official seal this 19 day of February

A.D. 1981

City of Birmingham
Form 303 (Rev. 6-76)

Marilyn K. Edwards
Notary Public

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Howard Bailey, an unmarried man, David Warren Bailey and wife, Sandra Faye Bailey, Reba Carol Caldwell and husband, William Lloyd Caldwell, Sr., Lois Sherrill Benson and husband, Lindon E. Benson, Howard Neil Bailey and wife, Tillie D. Bailey, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of February, 1981.

Marilyn K. Edwards
Notary Public 12-12-82

RETURN TO

TO

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,
County.

This form furnished by
ALABAMA TITLE COMPANY, INC.
Agents for
COMMONWEALTH LAND TITLE INSURANCE CO.
615 No. 21st Street
Birmingham, Alabama 35203

Judge of Probate

COMMONWEALTH LAND TITLE INSURANCE
COMPANY

EXHIBIT "A"

PARCEL II

Commence at the southeast corner of the northeast quarter of the northwest quarter of said Section 10 thence run north along the east line of said quarter-quarter section for a distance of 772.42 feet; thence turn an angle to the left of 145°-47' and run southwesterly for a distance of 195.72 feet; thence turn an angle to the right of 41°-56' and run southwesterly for a distance of 221.95 feet; thence turn an angle to the right of 12°-57' and run in a westerly direction for a distance of 55.0 feet to the point of beginning of the centerline herein described, said point being the point of beginning of a curve to the left with a radius of 214.50 feet and a central angle of 33°-43' and being concave southeasterly; thence run in a southwesterly direction along the arc of said curve for a distance of 126.22 feet; thence run southwesterly and tangent to said curve for a distance of 25.0 feet to the end of the centerline herein described.

BOOK 331 PAGE 331

STATE OF ALABAMA
I HEREBY CERTIFY
THAT THE FOLLOWING IS A TRUE
AND CORRECT COPY OF THE

1981 FEB 26 AM 8:20

F. Thomas A. Brown, Jr.
JUDGE OF PROBATE

Deed tax .50

Rec 0.00
1.50

9 50