

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 1-66

WARRANTY DEED. JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-nine thousand five hundred and no/100 ---- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Diane B. Ellis, Columbiana, Al. 35051

(herein referred to as grantors) do grant, bargain, sell and convey unto

E. F. Kendrick and wife, Hazel Kendrick

(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:

Property and road easement 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 for identification by grantor.

Subject to restrictions recorded in Deed Book 340, page 894 through 896 inclusive. Subject to easement or right of way for road.

Property conveyed hereby consists no part of the homestead of grantor.

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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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, I have hereunto set my hand(s) and seal(s), this 7th day of January, 1983

WITNESS:

(Seal)

Diane B. Ellis (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, Diane B. Ellis, a Notary Public in and for said County, in said State, hereby certify that

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 7th day of January, A. D., 1983.

Notary Public.

LEGAL DESCRIPTION:

EXHIBIT "A"

19830107000002690 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
01/07/1983 00:00:00 FILED/CERTIFIED

Commence at the Northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 12, Township 22 South, Range 1 East; thence proceed in a Southerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 627.10 feet to a point, being the point of beginning of the parcel of land herein described; thence continue along said West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ for 325.00 feet to a point; thence turn an angle of 90 deg. 12' 19" left and run 1174.40 feet to a point; thence turn an angle of 49 deg. 34' 42" left and run 66.34 feet to a point; thence turn an angle of 10 deg. 22' 34" right and run 119.21 feet to a point; thence turn an angle of 63 deg. 55' 19" left and run 175.62 feet to a point; thence turn an angle of 45 deg. 28' 19" left and run 53.97 feet to a point; thence turn an angle of 31 deg. 24' 14" left and run 1222.69 feet to the point of beginning. Said parcel is located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 12, Township 22 South, Range 1 East. EXCEPTED from said parcel is any and all portions of lands that lie below the datum plane of 397 feet above mean sea level as established by the USC & G Survey. Said parcel is also subject to a flood right up to the datum plane of 398 feet above mean sea level.

ROAD EASEMENT FOR ACCESS

Commence at the Southwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 12, Township 22 South, Range 1 East; thence proceed in an Easterly direction along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 406.69 feet to a point, being the point of beginning of the centerline of a 60-foot easement herein described; thence turn an angle of 94 deg. 52' 21" left and run 427.20 feet; thence run along a curve to the right (concave Easterly and radius = 435.87 feet) for an arc distance of 175.70 feet; thence run along a tangent section for 724.43 feet; thence run along a curve to the right (concave Southeasterly and radius = 227.17 feet) for an arc distance of 111.37 feet; thence run along a tangent section for 26.9 feet; thence run along a curve to the left (concave Northwesterly and radius = 7544.81 feet) for an arc distance of 359.93 feet; thence run along a tangent section for 15.52 feet; thence run along a curve to the left (concave Northwesterly and radius = 3583.17 feet) for an arc distance of 199.95 feet; thence run along a tangent section for 174.95 feet; thence run along a curve to the left (concave Northwesterly and radius = 848.69 feet) for an arc distance of 238.42 feet; thence run along a tangent section for 545.60 feet; thence run along a curve to the left (concave Westerly and radius = 399.17 feet) for an arc distance of 167.96 feet; thence run along a tangent section for 146.04 feet; thence turn an angle of 48 deg. 01' 34" right and run 91.50 feet; thence run along a curve to the right (concave Southeasterly and radius = 390.59 feet) for an arc distance of 157.82 feet; thence run along a tangent section for 48.18 feet to the point of ending. Said easement shall be sixty (60) feet in width, thirty feet each side of the above described centerline. Said easement is located in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, SE $\frac{1}{4}$ of SE $\frac{1}{4}$, and SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 1, Township 22 South, Range 1 East, and the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 12, Township 22 South, Range 1 East.

Situating in Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

Maria B. Ellis
Grantor

1983 JAN -7 PM 3:42

Recd tax 2950

Rec. 300
100

3350

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