

This instrument was prepared by

(Name) C. Michael Crenshaw

(Address) 623 Red Lane Rd., Suite 200, Birmingham, Alabama 35215

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One & 00/100 (\$1.00) Dollar

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, James H. Haggard and wife, Ann B. Haggard, Ruth R. Mitchell, a widow and unmarried woman, George P. Cochran and wife, Margaret L. Cochran

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Ann B. Haggard, Ruth R. Mitchell and George P. Cochran

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of the SE 1/4, NW1/4 Section 36, T-21s, R-1w; thence run Westerly along the North line of the SW 1/4 of the NW 1/4 of said Section 36, a distance of 97.11 feet to a point; thence turn an angle of 90° to the left and run in a Southerly direction a distance of 772.72 feet to a point on the Easternmost 40 foot right-of-way line of Shelby County Highway 47 which is the point of beginning of the 60 foot easement herein described; thence turn an angle of 90°15'50" to the left and run a distance of 293.38 feet to a point; thence run along a curve to the right (concave Southerly) having a central angle of 11°15'05" and a radius of 537.60 feet, for an arc distance of 105.57 feet to a point; thence run along the tangent of said curve a distance of 19.54 feet to a point; thence run along a curve to the left (concave Northerly) having a central angle of 7°17'22" and a radius of 748.98 feet, an arc distance of 95.29 feet to a point; thence run along the tangent of said curve a distance of 186.36 feet to a point; thence run along a curve to the left (concave Northerly) having a central angle of 14°18'59" and a radius of 365.14 feet, an arc distance of 91.24 feet to a point; thence run along the tangent of said curve for a distance of 46.64 feet to a point; thence run along a curve to the right (concave Southerly) having a central angle of 9°17'42" and a radius of 649.41 feet, an arc distance of 105.35 feet to a point; thence run along the tangent of said curve a distance of 598.94 feet to a point; thence turn and angle of 92°49'58" to the right and run a distance of 734.55 feet to a point; thence turn an angle of 90° to the right and run a distance of 60.00 feet to a point; thence turn an angle

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and 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 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, we have hereunto set our hands(s) and seal(s), this 29th day of November, 1982

Ruth R. Mitchell (Seal)
Ann B. Haggard (Seal)
James H. Haggard (Seal)

George P. Cochran (Seal)
Margaret L. Cochran (Seal)

STATE OF ALABAMA
JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ruth R. Mitchell, Ann B. Haggard, James H. Haggard, George P. Cochran & Margaret L. Cochran 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 29 day of November, A. D., 1982

Charles Michael Crenshaw
Notary Public

BOOK 351 PAGE 202

BOOK 351 PAGE 203

of 90° to the right and run 671.50 feet to a point; thence turn an angle of 92°49'58" to the left and run a distance of 535.89 feet to a point; thence run along a curve to the left (concave Southerly) having a central angle of 9°17'42" and run a radius of 589.41 feet, an arc distance of 95.62 feet to a point; thence run along the tangent of said curve a distance of 46.64 feet to a point; thence run along a curve to the right (concave Northerly) having a central angle of 14°18'59" and a radius of 425.14 feet, an arc distance of 106.23 feet to a point; thence run along the tangent of said curve a distance of 186.36 feet to a point; thence run along a curve to the right (concave Northerly) having a central angle of 7°17'22" and a radius of 808.98 feet, an arc distance of 102.92 feet to a point; thence run along the tangent of said curve a distance of 19.54 feet to a point; thence run along a curve to the left (concave Southerly) having a central angle of 11°15'05" and a radius of 477.60 feet, an arc distance of 93.79 feet to a point; thence run along the tangent of said curve a distance of 275.00 feet to a point on the Easternmost 40 foot right-of-way line of Shelby County Highway 47, thence run Northerly along said right-of-way line a distance of 62.76 feet to the point of beginning. Said easement is lying in the SW 1/4 of NW 1/4, and SE 1/4 of NW 1/4, Section 36, T-21s, R-1w and contains 3 acres more or less.

It is the intention of the grantors in conveying this property to create a covenant designating a road, which is superior and paramount to the rights of any of the parties hereto, and which shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, assigns, successors, vendees, executors, administrators and personal representatives, which road has been described above. That said parties hereto, their heirs, assigns, successors, vendees, executors, administrators and personal representatives may use said described road which abuts the property described in this deed. However should any one party whose property abuts the road or is privy to this deed desire to sub-divide his property and/or dedicate the road to the City of Columbiana for maintenance, after complying with all criteria as set forth by the City of Columbiana, then said road shall become a public road and no party to this deed or any subsequent deed, shall hinder, contest or dispute said dedication, or any action by any other party to dedicating said road to the City of Columbiana.

The covenant on the old right of way recorded in Real Book 322, Page 759, is hereby made null and void.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 NOV -4 PM 3:06

Deed TAX 1.00
Rec 4.50
Insol 1.00
6.50

Thomas A. Swann, Jr.
JUDGE OF PROBATE

C. Michael Crenshaw
623 Red Lane Rd., Suite 200
Birmingham, Alabama 35215

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA
317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203

RECORD FEE \$