

Instrument was prepared by

248

(Name) Mike T. Atchison, Attorney at Law

(Address) Post Office Box 822, Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-64

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand and no/100 (\$10,000.00) DOLLARS....

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Joseph P. Sanders and wife, Helen G. Sanders; and Edward E. Blackerby and wife, Joyce Blackerby

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Allan T. Gray

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Grantors herein reserve the right of ingress and egress over the following described parcel of property, said easement shall be described as the North 30 feet of the following described parcel, said easement is to run with the land.

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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 day of 1984

Joseph P. Sanders (Seal)
Joseph P. Sanders

Helen G. Sanders (Seal)
Helen G. Sanders

Edward E. Blackerby (Seal)
Edward E. Blackerby

Joyce Blackerby (Seal)
Joyce Blackerby

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joseph P. Sanders and wife, Helen G. Sanders 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 1st day of February A. D., 1984

SEE ATTACHED EXHIBIT FOR ADDITIONAL ACKNOWLEDGMENT.

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in and for said State, hereby certify that Edward B. Blackerby and wife, Joyce Blackerby, 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 1st day of February, 1984.

Gay J. Gohier
Notary Public

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RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

EXHIBIT "A"

Description of a parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows:

From the Southwest corner of said Northwest Quarter of Northwest Quarter, run thence in an Easterly direction along the South line of said quarter-quarter section for a distance of 231.02 feet to the point of beginning; thence turn an angle to the left of 64 deg. 35' 35" and run in a Northeasterly direction for a distance of 665.29 feet; thence turn an angle to the right of 61 deg. 12' 47" and run in an Easterly direction for a distance of 100.00 feet to a point on a circle forming a curve to the left with a radius of 50 feet and a central angle of 85 deg. 37' 12"; thence run in a Southeasterly direction along the arc of said circle for a distance of 74.72 feet, the previous call forming an interior angle of 132 deg. 48' 36" with a chord subtending said arc; thence turn radially and run in a Southerly direction for a distance of 600.95 feet to a point on the South line of said Northwest Quarter of Northwest Quarter; thence turn an angle to the right of 90 deg. 00' and run in a Westerly direction along said South line of said Quarter-Quarter Section for a distance of 435.00 feet to the point of beginning.

ALSO conveyed is the right for ingress and egress over the following described parcels of property, hereinafter described as Parcel 1 and Parcel 3, and as contained in the agreement between Robert and Betty Milam, and Joseph P. Sanders, Helen G. Sanders, Edward B. Blackerby, and Joyce Blackerby, as recorded in Deed Book 352, Page 983, in Probate Office of Shelby County, Alabama, hereinafter described as Parcel 2. Said easements shall run with the land

PARCEL 1:

Description of a parcel of land situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows:

From the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ run therein a Westerly direction along the South line of said Quarter-Quarter Section for a distance of 847.45 feet to the point of beginning of the parcel herein described; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a Northerly direction for a distance of 26.17 feet to the Southerly right of way line of Shelby County Highway #13; thence turn an angle to the left of 118 degrees 22 minutes 44 seconds and run in a Southwesterly direction along said Southerly right of way line for a distance of 55.06 feet to the South line of said Quarter-Quarter Section; thence turn an angle to the left 151 degrees 37 minutes and 16 seconds and run in an Easterly direction along said South line for a distance of 48.44 feet to the point of beginning. Said parcel contains 0.015 acres, more or less.

Said easement over this parcel shall be 30 feet wide lying North of Parcel 2, herein, and South of right of way of Shelby County Highway #13.

PARCEL 2:

EASEMENT DESCRIPTION:

Description of a 30-foot easement for ingress and egress situated in the Northwest Quarter of the Northwest Quarter of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama, said easement being 15 feet to either side of a centerline which is more particularly described as follows:

From the Northwest corner of said Northwest Quarter of Northwest Quarter run thence in an Easterly direction along the North line of said Quarter-Quarter Section for a distance of 475.29 feet to the point of beginning of the centerline herein described; thence turn and run in a Southeasterly direction along said centerline on the arc of a curve to the left (the tangent of which describes a clockwise angle with the North line of said Quarter-Quarter Section of 87 deg. 53' 40"), said curve having a radius of 218.31 feet, a central angle of 47 deg. 02' 12", and being concave Northeasterly for a distance of 179.21 feet to the point of tangency of said curve; thence continue to run along said centerline in a Southeasterly direction tangent to said curve for a distance of 82.54 feet to the point of beginning of a curve to the right; thence continue to run in a Southeasterly direction along said centerline on the arc of said curve to the right, said curve having a radius of 349.74 feet, a central angle of 41 deg. 54' 47" and being concave Southwesterly, for a distance of 194.80 feet to the point of tangency of said curve; thence continue to run along said centerline in a Southerly direction tangent to said curve for a distance of 156.22 feet to the point of beginning of a turnroad easement for ingress and egress, said turnroad being the end of the 30-foot easement herein described.

PARCEL 3:

Beginning at the Southeasterly terminus of the centerline of a 30.00 foot wide easement hereinabove described in Parcel Two; thence turning a clockwise angle of 90 deg. 00' 00" from the last or Southeasterly 156.32 feet call of said centerline description and running Northerly with the end of said Parcel Two 15.00 feet to a point of curve on the right of way line of the aforesaid easement; thence running along said right of way line on the arc of a curve to right, said curve being tangent to said Parcel Two, having a radius of 149.83 feet, a central angle of 58 deg. 39' 52", and being concave Northwesterly, for a distance of 153.41 feet to a point of compound curve; thence running along said right of way line on the arc of said second curve to the right, said curve having a radius of 50.00 feet, a central angle of 243 deg. 51' 20" and being concave Easterly, for a distance of 212.80 feet to a point of reverse curve; thence running along said right of way line on the arc of said reverse curve to the left, said curve having a radius of 25.00 feet, a central angle of 109 deg. 05' 17" and being concave Northwesterly, for a distance of 47.60 feet to a point of compound curve; thence running along said right of way line on the arc of said compound curve to the left, said curve having a radius of 119.83 feet, a central angle of 13 deg. 25' 55", and being concave Westerly, for a distance of 28.09 feet to a point located at the end of the Westerly right of way line of the aforesaid 30.00 foot wide easement hereinabove described in Parcel Two; thence turning and leaving said right of way line of said turnaround on a line being radial thereto and running in a Northeasterly direction, with the end of said 30.00 foot easement described in said Parcel Two for a distance of 15.00 feet to the point of beginning.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
EASEMENT WAS FILED
1984 FEB -7 AM 8:45
John A. [Signature]
JUDGE OF PROBATE

Deed TAX	10.00
Rec	7.00
Ind	1.00
	<hr/> 18.00