

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE HUNDRED DOLLARS AND NO/100 (\$500.00)

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

Doris A. Blankenship, an unmarried widow

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

Ronny D. Blankenship

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

SHELBY

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ON BACK OF THIS SHEET

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Subject to easements and right-of-ways of record, if any.

ALL THE ABOVE CONSIDERATION HAS BEEN PAID FROM MORTGAGE EXECUTED SIMULTANEOUSLY HEREIN.

I, Doris A. Blankenship am the surviving grantee in deed from T. W. Morris and wife, Annie Morris to Arlie T. Blankenship and wife, Doris A. Blankenship, dated May 14, 1954 and recorded in Deed Book 166, Page 284, Arlie T. Blankenship having died on

August 15 - 1972

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, I have hereunto set my hands(s) and seal(s), this 9th day of January, 1985

(Seal)

(Seal)

(Seal)

Doris A. Blankenship (Seal)

Doris A. Blankenship



General Acknowledgment

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Doris A. Blankenship, an unmarried widow 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 9th day of January, A. D., 1985

Central State Bank Ramona S. Wilder

Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION:

Begin at the Southwest corner of the SE 1/4 of the NE 1/4 of Section 3, Township 21 South, Range 1 East, thence run in an Easterly direction along the South boundary of said 1/4-1/4 for 668.55 feet to a point; thence turn an angle of 90 degrees 32 minutes 48 seconds to the left and run 2019.71 feet to a point; thence turn an angle of 89 degrees 47 minutes 21 seconds to the left and run 667.76 feet to a point on the West boundary of the NE 1/4 of the NE 1/4; Thence turn an angle of 90 degrees 11 minutes 23 seconds to the left and run in a Southerly direction along said West boundary of said 1/4-1/4 for 671.93 feet to the Southwest corner of said 1/4-1/4; thence continue in the same direction, being along the West boundary of the SE 1/4 of the NE 1/4 for 1343.86 feet to the point of beginning. Said parcel is lying in the E 1/2 of the NE 1/4, Section 3, Township 21 South, Range 1 East.

ALSO EASEMENT described as follows:

DESCRIPTION OF CENTERLINE OF 30-FOOT WIDE ROAD EASEMENT:

Commence at the Southwest corner of the SE 1/4 of the NE 1/4 Section 3, Township 21 South, Range 1 East, Thence run in an Easterly direction along the South boundary of said 1/4-1/4 for 668.55 feet to a point; Thence turn an angle of 90 degrees 32 minutes 48 seconds to the left and run 1067.85 feet to the point of beginning of the easement herein described; Thence turn an angle of 110 degrees 18 minutes 32 seconds to the right and run 72.20 feet; thence run along a curve to the left (Radius = 133.28 feet and concave Northerly) for an arc distance of 95.67 feet; Thence run along a tangent section for 56.60 feet; Thence run along a curve to the left (radius = 98.31 feet and concave Northwesterly) for an arc distance of 92.51 feet; Thence run along a tangent section for 116.20 feet; Thence run along a curve to the right (Radius = 188.78 feet and concave Southeasterly) for an arc distance of 183.92 feet; Thence run along a tangent section for 215.90 feet to a point on the centerline of an unpaved prescriptive use county road, being the point of ending of said easement; said easement shall be 30 feet in width, 15 feet on each side of the above described centerline.

According to the survey of Lewis H. King, Jr., Reg. L.S. 12487, dated January 2, 1985.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JAN 16 AM 9:41

Thomas W. King, Jr.
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JAN 25 PM 2:12

Thomas W. King, Jr.
JUDGE OF PROBATE

Reg-00
Ind. 100
600

Rec. 500
Ind. 100
600

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RETURN TO:

TO
Central Title
P.O. Box 1000
Birmingham, AL 35202

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$