

(Name) Charlotte Poe
3077 Whispering Pines Circle
(Address) Birmingham, Alabama 35226

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

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 TEN THOUSAND DOLLARS AND NO/100 (\$10,000.00)

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

Allan T. Gray, a married man

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

Charlotte Poe

(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:

ALSO CONVEYED: All rights acquired under Agreement from Joseph P. Sanders, Helen G. Sanders, Edward E. Blackerby, and Joyce J. Blackerby to Allan T. Gray, as recorded in Misc. Book 55, Page 93, in Probate Office of Shelby County, Alabama.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTORS HOMESTEAD.

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 1st day of November, 1984.

(Seal)

(Seal)

(Seal)

Allan T. Gray (Seal)
Allan T. Gray

(Seal)

(Seal)

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 Allan T. Gray 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of November, 1984.

Jack Atchison

H. D. Hight
Notary Public.

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. EXCEPT THE NORTH 30' of CAPTION LANDS. 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 31 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 Southeasterly direction tangent to said curve for a distance of 156.32 feet to the point of beginning of a turnaround easement for ingress and egress, said point 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 Northeasterly with the end of said Parcel Two 15.00 feet to a point of curve on the right of way line of the aforesaid turnaround for purposes of ingress and egress; thence turning and 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 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.

BOOK 026 PAGE 212

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

1985 MAY -6 PM 1:32

Thomas A. Shelton, Jr.
JUDGE OF PROBATE

RECORDING FEES

| | | |
|---------------|-----------|---------------------|
| Mortgage Tax | \$ | |
| Deed Tax | | <u>10.00</u> |
| Mineral Tax | | |
| Recording Fee | | <u>7.50</u> |
| Index Fee | | <u>1.00</u> |
| TOTAL | \$ | <u>18.50</u> |