

SEND TAX NOTICE TO:

(Name) Wadell C. Zanaty, Jr. & Peggy K. Zanaty
(Address) 4313 Old Leeds Road
Birmingham, Al. 35213

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty-five thousand 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 and husband, Frank C. Ellis, Jr.

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

Wadell C. Zanaty, Jr. and wife, Peggy K. Zanaty

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Property 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 by the grantors herein for the purpose of identification.

Grantors intend to and do hereby convey to grantees all property which grantors own in that certain parcel designated as "Parcel 15", which lies touching and adjacent to the property described on said Exhibit "A", less and except that portion conveyed to Charles Zanaty and recorded in Real Book 017, page 642, in the Probate Office of Shelby County, Alabama.

There is also conveyed to grantees herein an easement 30 ft. in width for ingress and egress and installation of utilities which easement is further and otherwise described in right-of-way deed to Charles Zanaty recorded in Deed Book 340, page 600 in the Office of the Judge of Probate of Shelby County, Alabama, which easement is further and otherwise described on Exhibit "B" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "B" is signed by the grantors herein for the purpose of identification.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 hand(s) and seal(s), this 2nd day of January, 19 86.

WITNESS:

(Seal) Diane B. Ellis (Seal)

(Seal) Frank C. Ellis, Jr. (Seal)

(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Diane B. Ellis and husband, Frank C. Ellis, Jr. 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 2nd day of January, A. D., 1986



Dorothy Jackson

Notary

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Exhibit "A"

Commence at the Southwest corner of the SE¹/₄ of the NE¹/₄ of Section 12, T22S, R-1E; thence run northerly along the west boundary line of said SE¹/₄ of NE¹/₄, a distance of 247.10 feet to a point on the centerline of a private chert road; thence continue along said west boundary line a distance of 398.36 feet to the point of beginning of the parcel of land herein described; thence continue along the same line for a distance of 48.58 feet to the point of intersection with the 397 Alabama Power Company Elevation Contour (MSL); thence turn an angle of 26°06'59" to the right and run northeasterly along said 397 Elevation Contour for a distance of 324.39 feet to a point; thence turn an angle of 96°59'02" to the right and run southeasterly a distance of 681.62 feet to a point on the centerline of the above mentioned private chert road; thence turn an angle of 101°19'55" to the right and run southwesterly along said centerline for a distance of 156.01 feet to a point; thence continue along said centerline along a curve to the right (concave northwesterly, radius = 352.65 feet, central angle = 30°57'30") for a distance of 190.54 feet (arc distance) to a point; thence continue along said centerline along the tangent of said curve for a distance of 112.95 feet to a point; thence turn an angle of 51°20'43" to the right and run for a distance of 426.13 feet to the point of beginning.

Said parcel of land is lying in the SE¹/₄ of NE¹/₄, Section 12, T-22S, R-1E, and contains 5.29 acres.

Included in the above description shall be any and all portions of land that lie above the datum plane of 397 feet above mean sea level as established by the USC & G Survey. Excepted from the above description is any and all portions of land 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. Said parcel of land is subject to a roadway right-of-way granted to Charles Zanaty.

Subject to the following:

1. Restrictions appearing of record in Volume 340, page 883, in Shelby County Probate Records.
- ~~2. Right of Way granted to Alabama Power Company by instrument recorded in Volume 52, page 181 in said Probate Records.~~
3. Flood easements granted to Alabama Power Company in Volume 253, page 116; and Volume 253, page 120, in said Probate Records.
4. Easement granted to Charles Zanaty in Volume 340, page 600 in said Probate Records.
5. Right of Way granted to South Central Bell Telephone Company by instrument recorded in Volume 347, page 910; and Volume 342, page 584 in said Probate Records.
6. Riparian and other rights created by the fact that the subject property fronts on Lay Lake on Coosa River.

SIGNED FOR IDENTIFICATION:

Diane B. Ellis
Diane B. Ellis, Grantor

Frank C. Ellis, Jr.
Frank C. Ellis, Jr., Grantor

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Strip of land for a road easement - commence at the Southwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 22 South, Range 1 East; thence proceed in a Northerly direction along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 230.41 feet to a point, being the point of beginning of the strip of land herein described; thence continue along said West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 33.38 feet to a point; thence turn 64 deg. 00 min. 11 sec. right and run 121.78 feet to a point; thence proceed along a curve to the right (having radius = 935.93' and being concave Southerly) for an arc distance of 186.02 feet to a point; thence proceed along a tangent section for 159.46 feet to a point; thence proceed along a curve to the left (having radius = 337.65' and being concave Northwesterly) for an arc distance of 182.44 feet to a point; thence proceed along a tangent section for 197.94 feet to a point; thence proceed along a curve to the right (having a radius = 2679.77' and being concave Southeasterly) for an arc distance of 152.91 feet to a point; thence proceed along a tangent section for 374.55 feet to a point; thence proceed along a curve to the left (having radius = 114.98' and being concave westerly) for an arc distance of 120.35 feet to a point; thence proceed along a tangent section for 16.49 feet to the point of intersection with the South right-of-way line of a recorded R.O.W. for North River Drive, Shelby Shores - 1978 Addition, recorded in Map Book 7, page 89, Probate Office, Columbiana, Alabama; thence turn an angle of 82 deg. 52 min. 20 sec. right and proceed along a curve to the left (having radius = 278.52' and being concave Northerly) along said South R.O.W. of North River Drive for an arc distance of 30.51 feet to a point; thence turn an angle of 103 deg. 24 min. 11 sec. right and proceed along a tangent section for 21.92 feet to a point; thence proceed along a curve to the right (having radius = 144.98 and being concave Westerly) for an arc distance of 151.75 feet to a point; thence proceed along a tangent section for 374.55 feet to a point; thence proceed along a curve to the left (having radius = 2649.77 feet and being concave Southeasterly) for an arc distance of 151.20 feet to a point; thence proceed along a tangent section for 197.94 feet to a point; thence proceed along a curve to the right (having a radius = 367.65' and being concave Northwesterly) for an arc distance of 198.65 feet to a point; thence proceed along a tangent section for a distance of 159.46 feet to a point; thence proceed along a curve to the left (having radius = 905.93' and being concave Southerly) for an arc distance of 180.05 feet to a point; thence proceed along a tangent section for a distance of 136.41 feet to the point of beginning. Said strip of land is 30.00 feet in width and is lying in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 12, Township 22 South, Range 1 East, Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

Diane B. Ellis
Diane B. Ellis, Grantor

Frank C. Ellis, Jr.
Frank C. Ellis, Jr., Grantor

RECORDING FEES

Mortgage Tax	\$ _____
Deed Tax	35.00
Mineral Tax	_____
Recording Fee	7.50
Index Fee	1.00
TOTAL	\$ 43.50

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

1986 JAN -9 PH 3:07

Thomas A. [Signature]
JUDGE OF PROBATE