

(Name) _____

(Address) _____

This instrument was prepared by

669

(Name) James F. Burford, III
 Suite 200, 100 Vestavia Office Park
 Birmingham, Alabama 35216

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Thousand and 00/100 (\$200,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 ROBERT RILEY, a married man, and ROBERT A. ENOCH, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto
 ROBERT F. STANFORD and FRANCES S. STANFORD

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

Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto and incorporated by reference herein for legal description.
 \$200,000.00 of the consideration recited herein was derived from a purchase money mortgage
 executed simultaneously herewith. The property conveyed herein is not the homestead of
 the grantors.

There is hereby expressly reserved unto Grantors, their heirs, executors, administrators,
 successors and assigns two perpetual easements and rights of way for the purpose of ingress
 and egress across the tracts of land described on Exhibits B & C attached hereto and in-
 corporated by reference herein. Grantor also retains, reserves, and shall continue to
 enjoy use of the surface of such property for any and all purposes, including the right to
 build and use the surface of the herein reserved easements for drainage ditches for private
 streets, roads, driveways, and other like uses and/or to dedicate all or any part of the
 property affected by these easements to any city or county for use as a public street,
 road, or alley. If the Grantor, or any of Grantor's successors or assigns, shall dedicate
 all or any part of the property affected by these easements, the Grantee, and its successors
 and assigns shall execute all instruments that may be necessary or appropriate to effectuate
 such dedication, without, however, extinguishing the easement rights herein granted.

SUBJECT TO: (1) Taxes due in the year 1986 and thereafter. (2) Declaration of Restrictions
 and Grant of Easements and Maintenance Obligations, both bearing even date herewith.

Mineral and mining rights and all rights incident thereto are hereby quitclaimed to grantees
 but are not warranted.

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 (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs
 and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted
 above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 9

day of January, 19 86

WITNESS:

 (Seal)

 (Seal)

 (Seal)

Robert Riley (Seal)
Robert A. Enoch (Seal)
 _____ (Seal)

STATE OF ALABAMA

COUNTY

I, _____, a Notary Public in and for said County, in said State,
 hereby certify that Robert Riley, a married man, and Robert A. Enoch, a married man
 whose name s are signed to the foregoing conveyance, and who are
 on this day, that, being informed of the contents of the conveyance have
 on the day the same bears date. acknowledged before me
and executed the same voluntarily

Given under my hand and official seal this 9 day of January, A.D., 19 86

Notary Public

STATE OF ALABAMA)
SHELBY COUNTY)

EXHIBIT "A"
RILEY & ENOCH TO STANFORD

The Southwest Quarter of the Northeast Quarter of Section 22,
Township 18 South, Range 1 West, Huntsville Meridian, being
more particularly described as follows:

Commence at the Southeast Corner of Section 22, Township 18
South, Range 1 West, Huntsville Meridian; thence South $87^{\circ}22'03''$
West, along the South section line of said section, 2,660.97 feet
to the West line of the Southeast Quarter of said section, thence
North $1^{\circ}51'53''$ West, along the West line of said quarter section,
2,667.28 feet to an iron pin found, being the Southwest Corner
of the Southwest Quarter of the Northeast Quarter of said section,
and the POINT OF BEGINNING; thence North $1^{\circ}52'13''$ West, along
the West line of said quarter section, 1,333.44 feet to the
Northwest Corner of the Southwest Quarter of the Northeast
Quarter of said section; thence North $87^{\circ}29'55''$ East, along the
North line of said quarter-quarter section, 1,321.72 feet to the
Northeast Corner of the Southwest Quarter of the Northeast Quarter
of said section; thence South $1^{\circ}59'31''$ East along the East line of
said quarter-quarter section, 1,332.58 feet to the Southeast Corner
of the Southwest Quarter of the Northeast Quarter of said section;
thence South $87^{\circ}27'45''$ West, along the South line of said quarter-
quarter section, 1,324.56 feet to the POINT OF BEGINNING.

Said quarter-quarter section containing 40.5 acres, more or less.

STATE OF ALABAMA)
SHELBY COUNTY)

EXHIBIT "B"
RILEY & ENOCH TO STANFORD

An easement all being located in the Southwest Quarter of the Northeast Quarter of Section 22, Township 18 South, Range 1 West, Huntsville Meridian (the subservient estate), to benefit and serve the Northwest Quarter of the Southeast Quarter, the Northeast Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter, all in Section 22, Township 18 South, Range 1 West, Shelby County, Alabama (the dominant estate), and being more particularly described as follows:

Commence at the Southwest Corner of the Southwest Quarter of the Northeast Quarter of Section 22, said point being the POINT OF BEGINNING; thence North 1°52'13" West along the West line of said quarter section, 60.00 feet to a point; thence North 87°27'45" East, parallel to the South line of said quarter-quarter section 150.00 feet to a point; thence South 77°32'16" East, 231.08 feet to the intersection of the South line of the Southwest Quarter of the Northeast Quarter of said section; thence South 87°27'45" West, along the South line of said quarter-quarter section, 374.61 feet to the POINT OF BEGINNING.

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STATE OF ALABAMA)
SHELBY COUNTY)

EXHIBIT "C"
RILEY & ENOCH TO STANFORD

An easement, 30 feet in width, all being located in the Southwest Quarter of the Northeast Quarter of Section 22, Township 18 South, Range 1 West, Huntsville Meridian (the subservient estate), to benefit and serve the Northwest Quarter of the Northeast Quarter of Section 22, Township 18 South, Range 1 West, Shelby County, Alabama (the dominant estate), and being more particularly described as follows:

Commence at the Southwest Corner of the Southwest Quarter of the Northeast Quarter of Section 22; thence North 1°52'13" West, along the West line of said quarter-quarter section, 60.00 feet to the POINT OF BEGINNING; thence continue along previously described course, 1,273.44 feet to the Northwest Corner of the Southwest Quarter of the Northeast Quarter of said section; thence North 87°28'55" East, along the North line of said section, 30.00 feet to a point; thence South 1°52'13" East, parallel to the West line of said quarter-quarter section, 1,273.43 feet to a point; thence South 87°27'45" West, parallel to the South line of said quarter-quarter section, 30.00 feet to the POINT OF BEGINNING.

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

1986 JAN 10 PM 1:45

Thomas P. Hamilton, Jr.
JUDGE OF PROBATE

RECORDING FEES

Recording Fee	\$ 10.00
Index Fee	1.00
TOTAL	\$ 11.00