

SEND TAX NOTICE TO:

(Name) Jimmy R. Grider
(Address) 596 - Dee Hendrix Rd.
Bessemer Ala. 35023

1157

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(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 the division of the estates of W. E. Alexander and Pearl Alexander DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Hazel Grider and husband, Jimmy R. Grider; James E. Alexander and wife, Mandy L. Alexander;
Betty J. Bass, an unmarried widow; and Joseph H. Alexander and wife, Loretta Ann Alexander
(herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Hazel Grider and husband, Jimmy R. Grider
(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 REVERSE SIDE FOR LEGAL DESCRIPTION.

The grantors herein constitute all of the heirs at law and next of kin of
W. E. Alexander and Pearl Alexander, grantees in that certain deed recorded in
Deed Book 122, Page 108, in Probate Office of Shelby County, Alabama.
W. E. Alexander died in November, 1984, and Pearl Alexander died October 24,
1957, leaving no Last Will and Testament, and leaving as their heirs at law
and next of kin the above grantors.

BOOK 061 PAGE 697

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 21st
day of February, 19 86.

Betty J. Bass (Seal)
Betty J. Bass
Joseph H. Alexander (Seal)
Joseph H. Alexander
Loretta Ann Alexander (Seal)
Loretta Ann Alexander
STATE OF ALABAMA
SHELBY COUNTY }

Hazel Grider
Hazel Grider
Jimmy R. Grider (Seal)
Jimmy R. Grider
James E. Alexander (Seal)
James E. Alexander
Mandy L. Alexander (Seal)
Mandy L. Alexander

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Hazel Grider and husband, Jimmy R. Grider
whose name s 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 21st day of February, A.D., 19 86

SEE ATTACHED SHEET FOR ADDITIONAL ACKNOWLEDGMENTS. Garmona J. Wilder
Notary Public.

PARCEL NO. 1:

A part of the NW 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4, Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of the NE 1/4 of NE 1/4, Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and run thence Southerly along the West line of the East 1/2 of the NE 1/4 of said Section 5, a distance of 2638.52 feet to a point on the North line of Shelby County Highway Number 22; thence turn an angle of 82 deg. 10' 19" left and run Easterly along said right of way line a distance of 100.37 feet to the Southwest corner of the Dogwood Community Center property; thence turn an angle of 95 deg. 30' 26" to the left and run Northerly a distance of 210.0 feet to a point; thence turn an angle of 84 deg. 29' 34" left and run Westerly a distance of 210.0 feet to a point; thence turn an angle of 84 deg. 29' 34" right and run Northerly a distance of 420.0 feet to a point; thence turn an angle of 84 deg. 29' 34" to the left and run Westerly a distance of 41.26 feet to the point of beginning of the property Parcel 1, being described; thence continue along last described course a distance of 167.38 feet to a point; thence turn an angle of 87 deg. 17' 39" right and run Northerly a distance of 20.24 feet to a point; thence turn an angle of 90 deg. 00' left and run Westerly a distance of 328.98 feet to a point on the West line of the W. E. Alexander Estate; thence turn an angle of 90 deg. 00' right and run Northerly a distance of 971.11 feet to a point in the center line of a branch; thence turn an angle of 114 deg. 56' 28" right and run Southeasterly along centerline of said branch a distance of 109.31 feet to a point; thence turn an angle of 1 deg. 39' 27" left and continue along centerline of branch a distance of 108.29 feet to a point; thence turn an angle of 10 deg. 18' 20" right and continue along centerline of said branch a distance of 75.32 feet to a point; thence turn an angle of 18 deg. 01' 24" left and continue along centerline of branch a distance of 65.98 feet to a point; thence turn an angle of 27 deg. 33' 33" right and continue along centerline of branch a distance of 64.09 feet to a point; thence turn an angle of 23 deg. 53' 41" left and continue along centerline of said branch a distance of 79.15 feet to a point; thence turn an angle of 77 deg. 26' 31" right and run Southerly a distance of 795.80 feet to the point of beginning.

According to survey of Joseph E. Conn, Jr., Reg. No. 9049, dated February 10, 1986.

Also conveyed hereby is the rights to the use of an easement described as follows:

A 20-foot easement for ingress and egress lying 10 feet either side of a centerline described as follows:

Commence at the N.W. corner of the NE 1/4 of the NE 1/4, Section 5, Township 22 South, Range 3 West, Shelby County, and run thence Southerly along the West line of the East 1/2 of the NE 1/4 of said Section 5, a distance of 2638.52 feet to a point on the North line of Shelby Highway Number 22; thence turn an angle of 97 deg. 49' 41" right and run Westerly along said right of way a distance of 229.23 feet to a point; thence turn an angle of 3 deg. 51' 58" left and run Westerly along said right of way a distance of 90.40 feet to the point of beginning of the centerline of said 20-foot easement; thence turn an angle of 86 deg. 02' 17" right and run a distance of 619.04 to a point; thence turn an angle of 45 deg. to the right and run a distance of 230 feet more or less, to the end of said centerline of said easement, which said point is on the West line of a parcel of land conveyed simultaneously herewith to James E. Alexander and wife, Mandy L. Alexander.

Subject easement is subject to the rights of other parties in and to the use of same.

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

BOOK 061 PAGE 697-A

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that JAMES E. ALEXANDER AND WIFE, MANDY L. ALEXANDER 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 21st day of February, 1986.

Ramona S. Wilder
Notary Public

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Betty J. Bass, 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 21st day of February, 1986.

Ramona S. Wilder
Notary Public

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that JOSEPH H. ALEXANDER AND WIFE, LORETTA ANN ALEXANDER 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 21st day of February, 1986.

Ramona S. Wilder
Notary Public

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

1986 FEB 21 AM 11:18

Ramona S. Wilder, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>1.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>6.00</u>
TOTAL	<u>14.00</u>