

587 ✓ 500.00

This instrument was prepared by CONWILL & JUSTICE, P.C.,
Attorneys at Law, P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One and no/100-----Dollars and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, MAYANICE WALTON, unmarried, herein referred to as grantor) do grant, bargain, sell and convey unto MAYANICE WALTON and T. H. WALTON (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the E $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 29, Township 21 South, Range 1 West, being more particularly described as follows:

From the Northeast corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section run in a Southerly direction along the East line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ for a distance of 34.54 feet; thence turn an angle to the right of 80 deg. 00 min. and run in a Southwesterly direction for a distance of 76.29 feet to a point of curve, said curve being concave in a Southeasterly direction and having a radius of 205.00 feet and a central angle of 23 deg. 10 min.; thence turn an angle to the left and run along the arc of said curve in a Southwesterly direction for a distance of 82.89 feet to the end of said curve; thence turn an angle to the left and run in a Southwesterly direction along a line tangent to the end of said curve for a distance of 57.00 feet; thence turn an angle to the right of 90 deg. and run in a Northwesterly direction for a distance of 480.45 feet to a point on the South right-of-way line of Alabama Highway #70 being the point of beginning; thence turn an angle to the right of 180 deg. and run in a Southeasterly direction for a distance of 480.45 feet; thence turn an angle to the right of 90 deg. and run in a Southwesterly direction for a distance of 244.55 feet to a point of curve, said curve being concave in a Northerly direction and having a radius of 25 feet and a central angle of 73 deg. 45 min.; thence turn an angle to the right and run along the arc of said curve for a distance of 32.18 feet to the end of said curve; thence turn an angle to the right and run in a Northwesterly direction along a line tangent to the end of said curve for a distance of 430.74 feet to a point of a second curve, said curve being concave in a North-easterly direction and having a radius of 388.30 feet and a central angle of 19 deg. 00 min.; thence turn an angle to the right and run in a Northwesterly direction along the arc

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of said curve for a distance of 128.77 feet to the end of said curve; thence turn an angle to the right and run in a Northwesterly direction along the line tangent to the end of said curve for a distance of 105.82 feet, more or less, to a point on the South right-of-way line of Alabama Highway #70; thence turn an angle to the right and run in an Easterly direction along said South right-of-way for a distance of 435.72 feet, more or less, to the point of beginning, containing 4.48 acres, more or less.

Part of the E $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 29, Township 21 South, Range 1 West, being more particularly described as follows:

From the SW corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section run in a Northerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and its Northerly extension thereof for a distance of 1,587.92 feet, more or less, to a point of intersection with the South right-of-way line of Alabama Highway #70, being the point of beginning; thence turn an angle to the right of 180 deg. and run in a Southerly direction for a distance of 253.10 feet; thence turn an angle to the left of 64 deg. 23 min. 45 sec. and run in a Southeasterly direction for 815.58 feet; thence turn an angle to the left of 88 deg. 59 min. 30 sec. and run in a Northeasterly direction for a distance of 48 feet to a point of curve, said curve being concave in a Southeasterly direction and having a radius of 214.99 feet and a central angle of 30 deg. 15 min.; thence turn an angle to the right and run along the arc of said curve in a Northeasterly direction for a distance of 113.51 feet to the end of said curve; thence turn an angle to the right and run in a Northeasterly direction along a line tangent to the end of said curve for a distance of 8.00 feet to a point of a second curve, said second curve being concave in a Westerly direction and having a radius of 25 feet and a central angle of 106 deg. 15 min.; thence turn an angle to the left and run along the arc of said curve for a distance of 46.36 feet to the end of said curve; thence run in a Northwesterly direction along the line tangent to the end of said curve for a distance of 398.68 feet to a point of a third curve, said third curve being concave in a North-easterly direction and having a radius of 448.30 feet and a central angle of 19 deg. 00 min.; thence turn an angle to the right and run in a Northwesterly direction along the arc of said curve for a distance of 148.66 feet to the end of said curve; thence run in a Northwesterly direction along the line tangent to the end of said curve for a distance of 130.23 feet to a point of intersection with the South right-of-way line of Alabama Highway #70; thence turn an angle to the left and run along said South right-of-way line of Alabama Highway #70 in a Southwesterly direction for a distance of 380.96 feet, more or less, to the point of beginning, containing 6.35 acres, more or less.

Part of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 29, Township 21 South, Range 1 West, being more particularly described as follows:

From the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section run in a Northerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 1,104.82 feet to the point of beginning; thence continue along last mentioned course for a distance of 230.00 feet; thence turn an angle to the right of 115 deg.

36 min. 15 sec. and run in a Southeasterly direction for a distance of 815.58 feet; thence turn an angle to the right of 91 deg. 00 min. 30 sec. and run in a Southwesterly direction for a distance of 200.00 feet; thence turn an angle to the right of 88 deg. 23 min. 35 sec. and run in a Northwesterly direction for a distance of 712.70 feet, more or less, to the point of beginning, containing 3.58 acres, more or less.

Part of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 29, Township 21 South, Range 1 West, being more particularly described as follows:

From the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, run in a Northerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 764.82 feet to the point of beginning; thence continue along last mentioned course for a distance of 340.00 feet; thence turn an angle to the right of 115 deg. 00 min. 20 sec. and run in a Southeasterly direction for a distance of 712.70 feet; thence turn an angle to the right of 91 deg. 36 min. 25 sec. and run in a Southwesterly direction for a distance of 167.00 feet to a point of curve, said curve being concave in an Easterly direction and having a radius of 271.84 feet and a central angle of 5 deg. 16 min.; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 24.99 feet; thence turn an angle to the right and run in a Northwesterly direction for a distance of 576.58 feet, more or less, to the point of beginning, containing 3.76 acres, more or less.

ALSO, Description of two (2) sixty foot wide easements more particularly described as follows:

From the Northeast corner of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 29, Township 21 South, Range 1 West, run in a Southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 65.00 feet to the point of beginning; thence turn an angle to the right of 80 deg. 00 min. and run in a Southwesterly direction for a distance of 71.00 feet to a point of curve, said curve being concave in a Southeasterly direction and having a radius of 175 feet and having a central angle of 23 deg. 10 min.; thence turn an angle to the left and run along the arc of said curve for a distance of 70.76 feet to the end of said curve; thence turn an angle to the left and run in a Southwesterly direction along a line tangent to the end of said curve for a distance of 424.13 feet to a point of a second curve, said second curve being concave in a Southeasterly direction and having a radius of 184.99 feet and a central angle of 30 deg. 15 min.; thence turn an angle to the left and run along the arc of said curve for a distance of 97.67 feet to the end of said curve; thence turn an angle to the left and run in a Southwesterly direction along a line tangent to the end of said curve for a distance of 415.00 feet to a point of a third curve, said third curve being concave in an Easterly direction and having a radius of 241.84 feet and having a central angle of 32 deg. 17 min. 08 sec.; thence turn an angle to the left and run along the arc of said curve for a distance of 136.27 feet to the end of said curve; thence turn an angle to the left and run in a Southerly direction along the line tangent to the end of said curve for a distance of 95.62 feet to a point of a fourth curve, said fourth curve being concave

in a Northeasterly direction and having a radius of 191.57 feet and a central angle of 34 deg. 46 min. 52 sec.; thence turn an angle to the left and run along the arc of said curve for a distance of 116.29 feet to the end of said curve; thence turn an angle to the left and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 183.69 feet to a point of a fifth curve, said fifth curve being concave in a Southwesterly direction and having a radius of 378.09 feet and a central angle of 15 deg. 04 min.; thence turn an angle to the right and run along the arc of said curve for a distance of 99.42 feet to the end of said curve; thence turn an angle to the right and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 131.00 feet to a point of the sixth curve, said sixth curve being concave in a Northeasterly direction and having a radius of 262.32 feet and a central angle of 21 deg. 35 min.; thence turn an angle to the left and run along the arc of said curve for a distance of 98.81 feet to the end of said curve; thence turn an angle to the left and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 608.00 feet to the point of ending.

Centerline being described as follows:

Beginning at the Northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 29, Township 21 South, Range 1 West, run in a Southerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 65.00 feet; thence turn an angle to the right of 80 deg. 00 min. and run in a Southwesterly direction for a distance of 106.87 feet; thence turn an angle to the left of 23 deg. 10 min. and run in a Southwesterly direction for a distance of 378.68 feet to the point of beginning; thence turn an angle to the right of 73 deg. 45 min. and run in a Northwesterly direction for a distance of 472.00 feet to a point of curve, said curve being concave in a Northeasterly direction and having a radius of 418.30 feet and a central angle of 19 deg. 00 min.; thence turn an angle to the right and run along the arc of said curve for a distance of 138.71 feet; thence turn an angle to the right and run in a Northwesterly direction along a line tangent to the end of said curve for a distance of 132 feet, more or less, to an intersection with the South right-of-way line of Alabama Highway #70, being the point of ending.

This deed conveys a 4/31 $\frac{1}{2}$ interest in that certain private roadway which adjoins the property and which is described above.

This conveyance of roadway interest is subject to an easement for ingress and egress which is simultaneously being granted to all property owners whose land adjoins said roadways.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I

am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 hand and seal this 7th day of August, 1986.

Mayanice Walton (Seal)
Mayanice Walton

State of Alabama

Shelby County

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mayanice Walton, unmarried, 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 7th day of August, 1986.

Eva D. Dooner
Notary Public

Grantor's address:

P. O. Box 766
Columbiana, Alabama 35051

T. H. Walton's address:

P. O. Box 164
Calera, Alabama 35040

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 AUG -7 PM 4:05

Thomas A. Spaulding, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>12.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>74.00</u>