

SEND TAX NOTICE TO:

(Name) Gerald Wayne Espey

(Address) Rt. 2 Box 63M Calera

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 FIFTY SIX THOUSAND DOLLARS AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James D. Haynes, a married man

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

Gerald Wayne Espey and Linda D. Espey

(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 ATTACHED SHEETS FOR LEGAL DESCRIPTION:

Subject to current taxes, easements, rights-of-way, restrictions and permits of record.

\$50,500.00 of the above purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE,

120 The grantor herein reserved the right to tie into the Northernmost man hole, which lies in the center of a 20-foot street approx. 150 feet South of Highway 70.

098 The grantees herein assume and agree to pay that certain indebtedness of a mortgage from James D. Haynes and wife, Janet D. Haynes to Central State Bank, Calera, Alabama, dated December 6, 1977 and filed for record in the Probate Office of Shelby County, Alabama in Mortgage Book 372, Page 590.

800X 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, I have hereunto set my hand(s) and seal(s), this 31st

day of October, 1986

WITNESS:

(Seal)

James D. Haynes

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James D. Haynes, a married man 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 31st

day of Oct

A. D., 1986

Notary Public.

A parcel of land located in the West 4.20 chains of the SW1/4 of NW1/4 of Section 26, Township 21 South, Range 1 West, more particularly described as follows: Commence at the Northwest corner of the Northeast Quarter of the Northwest Quarter, Sec. 26, Township 21 South, Range 1 West, Shelby County, Alabama, and run South 39 degrees 01 minutes East a distance of 1067.56 feet; thence run South 14 degrees 59 minutes East a distance of 210.0 feet to a point on the North right of way line of Alabama Highway No 70; thence turn an angle of 89 degrees 45 minutes to the right and run South 74 degrees 46' West a distance of 1764.0 feet to a point on the South right of way line of said highway; thence turn an angle of 77 degrees 45 minutes to the left and run South 2 degrees 49 minutes East a distance of 365.0 feet to the point of beginning of parcel herein conveyed; thence continue South 2 degrees 49 minutes East a distance of 160 feet; thence turn an angle of 78 degrees 15 minutes to the right and run South 75 degrees 26 minutes West a distance of 125 feet; thence turn an angle of 101 degrees 45 minutes to the right and run North 2 degrees 49 minutes West a distance of 160 feet; thence turn an angle of 78 degrees 15 minutes to the right and run North 75 degrees 26 minutes East a distance of 125 feet to the said point of beginning.

ALSO, the use of a certain private road 20 feet in width along the West line of the above described parcel of land, said road extending from the said Alabama Highway #70 to the Southwest corner of the parcel of land above described, together with free ingress and egress at all times and forever hereafter into, along and out of said private road, in common with the said grantors, their heirs and assigns, situated in Shelby County, Alabama.

ALSO:

A parcel of land located in the West 4.20 chains of Southwest Quarter of the Northwest Quarter of Section 26, Township 21, South, Range 1 West, more particularly described as follows in accord with a survey of the same completed by Frank W. Wheeler, a Registered Land Surveyor on December 14th, 1959: Commence at the Northwest corner of the Northeast Quarter of the Northwest Quarter, Section 26, Township 21 South, Range 1 West, Shelby County, Alabama and run South 39 degrees 01 minutes East a distance of 1067.56 feet; thence run South 14 degrees 59 minutes East a distance of 210.0 feet to a point on the North right of way line of Alabama Highway #70; thence turn an angle of 89 degrees 45 minutes to the right and run South 74 degrees 46 minutes West a distance of 1764.0 feet to a point on the South right of way line of said Highway; which said point is the point of beginning of the parcel of land hereby conveyed; thence turn an angle of 77 degrees 45 minutes to the left and run South 2 degrees 49 minutes East a distance of 125 feet; thence turn an angle of 78 degrees 15 minutes to the right and run South 75 degrees 26 minutes West a distance of 125 feet; thence turn an angle of 101 degrees 45 minutes to the right and run North 2 degrees 49 minutes West a distance of 125 feet to a point on the South right of way line of said highway; thence turn an angle of 78 degrees 15 minutes to the right and run North 75 degrees 26 minutes East along the South right of way line of said Highway a distance of 125.0 feet to the said point of beginning, subject to easements of record and situated in Shelby County, Alabama.

ALSO:

Commence at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama; thence run South 39 degrees 01 minutes East a distance of 1067.56 feet; thence turn an angle of 24 degrees 02 minutes to the right and run a distance of 210 feet; thence turn an angle of 89 degrees 45 minutes to the right and run a distance of 1764.00 feet; thence turn an angle of 00 degrees 40 minutes to the right and run a distance of 125 feet; thence turn an angle of 1 degree 04 minutes to the right and run a distance of 20.46 feet to the point of beginning of the land herein conveyed; from said point of beginning, continued Westerly along the South right of way line of Alabama Highway No. 70 a distance of 123.04 feet to the East line of lands heretofore conveyed by Harris M. Gordon and Ruth L. Gordon to The Industrial Development Board of the Town of Columbiana by deed dated July 12, 1960; thence turn an angle of 84 degrees 30 minutes to the left and run Southerly 530.40 feet along said East line to the North line of lands belonging to the City of Columbiana as described in Deed Book 218 at page 592 as recorded in the Probate Office of Shelby County, Alabama; thence turn an angle of 103 degrees 19 minutes to the left and run Northeasterly along the said lands belonging to the City of Columbiana 145.46 feet, more or less, to the West line of a 20 foot private road leading in a Southerly direction from State Highway No. 70; thence run in a Northerly direction along the West line of said 20 foot private road

520 feet, more or less, to the point of beginning of the land herein conveyed; said land being situated in the SE1/4 of NE1/4 of Section 27 and the SW1/4 of NW1/4 of Section 26, all in Township 21 South, Range 1 West, Shelby County, Alabama; subject, however, to easements of record. It is the intent of the parties hereto that the conveyance shall cover all lands owned by the grantors, Harris M. Gordon and Ruth L. Gordon, in the S1/2 of NE1/4 of Section 27 and the SW1/4 of NW1/4 of Section 26, all in Township 21, Range 1 West, Shelby County, Alabama.

ALSO:

Lot 2 according to survey of Frank W. Wheeler, Alabama Reg. Lic. No 3385, dated December 14, 1959, which said Lot 2 is more particularly described as follows: Commence at the NW corner of the NE1/4 of NW1/4, Section 26 Township 21 South, Range 1 West, Shelby County, Alabama, and run South 39 degrees 01 minutes East a distance of 1067.56 feet; thence run South 14 degrees 59 minutes East a distance of 210.0 feet to a point on the North R.O.W. line of Alabama Highway # 70; thence turn an angle of 89 degrees 45 minutes to the right and run South 74 degrees 46 minutes West a distance of 1764.0 feet to a point on the South R.O.W. line of said Highway; thence turn an angle of 77 degrees 45 minutes to the left and run South 2 degrees 49 minutes East a distance of 125 feet to point of beginning of the property herein conveyed; thence continue in the same direction along the Eastern boundary of said Lot 2 a distance of 80 feet; thence turn an angle of 78 degrees 15 minutes to the right and run South 75 degrees 26 minutes West a distance of 125 feet to the SW corner of said Lot 2; thence turn an angle of 101 degrees 45 minutes right and run North 2 degrees 49 minutes West a distance of 80 feet to a point which said point is the NW corner of said Lot No. 2; thence turn an angle of 78 degrees 15 minutes to the right and run in a straight line North 75 degrees 26 minutes East 125 feet to the point of beginning.

ALSO:

A part of the SW1/4 of NW1/4 of Section 26, Township 21 South, Range 1 West, more particularly described as follows: Commence at the NW corner of the NE1/4 of NW1/4 Section 26, Township 21 South, Range 1 West, and run South 39 degrees 01 minutes East a distance of 1067.56 feet; thence run South 14 degrees 56 minutes East a distance of 210.0 feet to a point on the North right-of-way line of Alabama Highway # 70; thence turn an angle of 89 degrees 45 minutes to the right and run South 74 degrees 46 minutes West a distance of 1764 feet to a point on the South right-of-way line of said Highway; thence turn an angle of 77 degrees 45 minutes to the left and run South 2 degrees 47 minutes East a distance of 125 feet to a point; thence run South 2 degrees 49 minutes East a distance of 80.0 feet to point of beginning; thence continue in the same direction a distance of 80.0 feet to a point; thence turn an angle of 78 degrees 15 minutes to the right and run South 75 degrees 26 minutes West a distance of 125 feet; thence turn an angle of 101 degrees 45 minutes to the right and run North 2 degrees 49 minutes West a distance of 80 feet to a point; thence turn an angle of 78 degrees 15 minutes to the right and run North 75 degrees 26 minutes East a distance of 125 feet to point of beginning. Situated in Shelby County, Alabama.

ALSO:

A part of the SW1/4 of NW1/4 of Section 26, Township 21 South, Range 1 West, more particularly described as follows: Commence at the NW corner of the NE1/4 of NW1/4 Section 26, Township 21 South, Range 1 West, and run South 39 degrees 01 minutes East a distance of 1067.56 feet; thence run South 14 degrees 56 minutes East a distance of 210.0 feet to a point on the North right-of-way line of Alabama Highway #70; thence turn an angle of 89 degrees 45 minutes to the right and run South 74 degrees 46 minutes West a distance of 1764 feet to a point on the South right-of-way line of said Highway; thence turn an angle of 77 degrees 45 minutes to the left and run South 2 degrees 47 minutes East a distance of 125 feet to a point; thence run South 2 degrees 49 minutes East a distance of 80.0 feet; thence continue in the same direction a distance of 80.0 feet to the point of beginning; thence continue in the same direction a distance of 80 feet to a point; thence turn an angle of 78 degrees 15 minutes to the right and run South 75 degrees 26 minutes West a distance of 125 feet; thence turn an angle of 101 degrees 45 minutes to the right and run North 2 degrees 49 minutes West a distance of 80 feet to a point; thence turn an angle of 78 degrees 15 minutes to the right and run North 75 degrees 26 minutes East a distance of 125 feet to point of beginning. Situated in Shelby County, Alabama.

ALL PARCELS SITUATED IN SHELBY COUNTY, ALABAMA.

1. Deed Tax	\$ 5.50
2. Mtg. Tax	
3. Recording Fee	7.50
4. Indexing Fee	1.10
TOTAL	14.10

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 OCT 31 PM 4:24
JUDGE OF RECORD