



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Courtney H. Mason, Jr.
2032 Valleydale Road
(Address) Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
B. J. Jackson, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
John Hale

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A non-exclusive easement on ingress and egress over the following described property.
See attached legal description.

The right-of-way herein granted shall be permanent and perpetual in favor of grantee, his heirs, successors and assigns, and shall be 50 ft. in width, being 25 ft. on either side of the center line described on Exhibit "A" attached hereto.

BOOK 173 PAGE 584

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 2nd
day of March, 19 88.

_____(SEAL) B. J. Jackson (SEAL)
_____(SEAL) _____(SEAL)
_____(SEAL) _____(SEAL)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, THE UNDERSIGNED
in said State, hereby certify that B. J. Jackson, a married man

a Notary Public in and for said County,

whose name(s) 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 2nd day of March, A.D. 19 88

Notary Public

of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section [redacted] and part of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of [redacted] Section [redacted] all in Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 12 run in a Northerly direction along the West line of said [redacted] section for a distance of 225.46 feet; thence turn an angle to the right of 95°41' and run in a Southeasterly direction for a distance of 111.38 feet; thence turn an angle to the left of 85°40' and run in a Northeasterly direction for a distance of 508.98 feet; thence turn an angle to the right of 18°46' and run in a Northeasterly direction for a distance of 695.32 feet, more or less, to a point on the Southerly right-of-way line of Chandalar Drive, being the point of beginning; thence turn an angle to the right of 180° and run in a Southwesterly direction for a distance of 595.32 feet to a point of beginning of a curve, said curve being concave in a Southeasterly direction and having a radius of 605.14 feet; thence turn an angle to the left and run in a Southwesterly direction along the arc of said curve for a distance of 101 feet to the point of ending.

BOOK 173 PAGE 585

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

88 MAR -2 PM 2:26

Thomas A. [redacted]
JUDGE OF PROBATE

1. Court Tax	\$ 50
2. Mig. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	6.50