

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:

(Name) Gail Owen
(Address) Rt. 1 Box 95
Columbiana, Ala. 35051

Send Tax Notice to:

(Name) JOC
(Address) _____

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One dollar and exchange of properties

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Gail J. Owen, an unmarried lady

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

L. Douglas Joseph and J. Anthony Joseph

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

All that part of the property described on the attached "Exhibit A" which lies East of Shelby County Highway No. 57. (See said Exhibit A).

The warranties herein do not extend to the property contained in the legal description which is located north of the fence existing on the date of this deed, said fence being located in the SE 1/4 of the NW 1/4 and the SW 1/4 of the NE 1/4 of Section 14, Township 18 South, Range 2 East. The grantor hereby quitclaims all right title and interest in such property to grantee but does not warrant the same.

Title to all minerals within and underlying the premises, together with all mineral rights and other rights, privileges and immunities relating thereto are hereby quit claimed to grantees, but are are warranted.

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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 30th 27 day of June, 19 89

(Seal)

Gail J. Owen (Seal)

(Seal)

Gail J. Owen (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, Gail J. Owen undersigned authority in said State, hereby certify that

a Notary Public in and for said County,

whose name(s) is signed to the foregoing conveyance, and who is 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 27th 30 day of July June, 19 89

Aug. 28, 1990
My Commission Expires:

Paula R. Thompson
Notary Public

Exhibit "A"

Legal Description:

The following described property located in Section 14, Township 18 South, Range 2 East, described as follows: Begin at the northwest corner of the SW 1/4 of the SW 1/4 of Section 14, Township 18 South, Range 2 East, and proceed north along the west line of said Section 14 a distance of 2000 feet, more or less, to the south line of property owned by Joseph Samuel Pochran and Judith Diane Belter, thence turn an angle of 90 deg. to the right and run east 2226 feet; thence turn an angle of 38 deg. to the right and run southeasterly 391.5 feet; thence turn an angle of 64 deg. to the right and continue southeasterly 1451 feet; thence run north 78 deg. 25 min. east a distance of 220.7 feet; thence run north 69 deg. 40 min. east a distance of 85 feet; thence run south 9 deg. east 445 feet to the top of mountain; thence run south 64 deg. east a distance of 413 feet; thence run south 47 deg. east a distance of 240 feet, more or less, to Kelly Creek; thence down the west bank of Kelly Creek in a southwesterly direction 480 feet to the northeast corner of property owned by Ogletree; thence run northwesterly along the northeasterly line of said property a distance of 1000 feet to the top of mountain; thence run southwesterly along the top of said mountain 2480 feet to the south line of said Section 14; thence west along the south line of said Section 1040 feet to the southeast corner of the SW 1/4 of SW 1/4 of said Section 14; thence turn an angle of 90 deg. to the right and run north along said 1/4 1/4 line a distance of 1000 feet; thence turn a 90 deg. angle to the left and run 700 feet; thence turn an angle of 90 deg. to the right and run north 300 feet to the north line of said SW 1/4 of SW 1/4 of said Section 14; thence turn a 90 deg. angle to the left and run west 680 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT the southeast diagonal 1/2 of the SE 1/4 of NW 1/4 of SW 1/4 Section 14, Township 18 South, Range 2 East, Shelby County, Alabama.

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I CERTIFY THAT
THIS INSTRUMENT WAS FILED

89 JUL 27 AM 8:20

JUDGE OF PROBATE

1. Deed Tax	\$ 150.
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	3.00
TOTAL	8.50