

69-7-26-0-002-018,005

This form furnished by:

Cahaba Title, Inc.

Riverchase Office

(205) 988-5600

Eastern Office

(205) 833-1571

This instrument was prepared by:

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

Send Tax Notice to:

(Name) 500
(Address) _____

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$ 1.00 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, a single woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
L. Douglas Joseph and J. Anthony Joseph

my undivided interest in and to

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

Commence at the Southeast corner of the NW 1/4 of SW 1/4 of Section 26, Township 19 South, Range 1 West and run thence West along the South line of said 1/4 - 1/4 Section a distance of 411.92 feet to the point of beginning; thence continue along the South line of said 1/4 - 1/4 Section a distance of 347.56 feet; thence turn an angle of 90 deg. 36 min. 58 sec. to the right and run a distance of 978.76 feet to a point on U.S. Highway 280; thence turn an angle of 80 deg. 23 min. 29 sec. to the right and run along said highway right of way a distance of 145.55 feet; thence turn an angle of 99 deg. 48 min. 51 sec. to the right and run a distance of 314 feet; thence turn an angle of 99 deg. 48 min. 51 sec. to the left and run 210 feet; thence turn an angle of 99 deg. 48 min. 51 sec. to the right and run a distance of 720.61 feet to the point of beginning; being situated in the NW 1/4 of SW 1/4 of Section 26, Township 19 South, Range 1 West.

Grantor hereby reserve the right to the use of a 10 ft. strip along the west line of the above described property for roadway purposes.
Subject property is not the homestead of the grantor.

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1. Daed Tax \$ 1.50
2. Mtg. Tax _____
3. Recording Fee 1.50
4. Indexing Fee 3.00
TOTAL 6.00

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 30
day of June, 19 89

(Seal)

Gail J. Owen (Seal)

(Seal)

(Seal)

89 JUL 27 AM 8:21 (Seal)

(Seal)

STATE OF ALABAMA

Shelby

General Acknowledgment

I, Martha B. Ferguson
in said State, hereby certify that Gail J. Owen

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 30 day of June, 19 89

My Commission Expires: 9-21-92

Notary Public