

This instrument was prepared by

4391

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Two thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
James H. Haggard and wife, Ann B. Haggard

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

Carroll Jones and Carolyn Jones

(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 EXHIBIT "A" for legal description.

GRANTEES' ADDRESS:

118 Mooney Road
Columbiana, AL 35051

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

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, we have hereunto set OUR hands(s) and seal(s), this 20th

day of October, 19 89.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

James H. Haggard (Seal)
Ann B. Haggard (Seal)
Ann B. Haggard (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that James H. Haggard and wife, Ann B. Haggard
whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 20th day of October, A. D., 19 89

Dixie Snowden
My commission expires 8/31/93

EXHIBIT "A"

A parcel of land lying in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, SW $\frac{1}{4}$ of NE $\frac{1}{4}$, NE $\frac{1}{4}$ of SW $\frac{1}{4}$ and NW $\frac{1}{4}$ of SE $\frac{1}{4}$, all in Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.

Commence at an axle found in place marking the NE corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 36, Township 21 South, Range 1 West; thence run Southerly along the East boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1403.74 feet to a point; thence turn an angle of 88 deg. 25 minutes 10 sec. to the right and run westerly a distance of 1238.46 feet to an iron pin on the East boundary line of a 60 foot roadway easement. Thence continue along the same line of direction a distance of 60.03 feet to a point on the West boundary line of said roadway easement which shall be the point of beginning; thence continue along the same line of direction a distance of 781.40 feet to a point; thence turn an angle of 91 degrees 36 minutes 59 seconds to the right and run northerly a distance of 537.35 feet to a point on the South boundary line of a 60 foot roadway easement; thence turn an angle of 87 degrees 48 minutes 40 seconds to the right and run Easterly along said easement and along a curve to the left (concave Northerly and having a radius of 425.14 feet and a central angle of 14 degrees 18 minutes 59 seconds) for an arc distance of 106.23 feet to a point; thence continue along said easement and along the tangent of last curve a distance of 46.64 feet to a point; thence continue along said easement and along a curve to the right (concave Southerly and having a radius of 589.41 feet and a central angle of 9 degrees 17 minutes 42 seconds for an arc distance of 95.62 feet to a point; thence continue along said roadway easement and along the tangent of last curve a distance of 535.89 feet to a point; thence turn an angle of 92 degrees 49 minutes 58 seconds to the right and run Southerly a distance of 573.19 feet to the point of beginning.

ALSO, a non-exclusive easement for ingress and egress over the existing road along the Northern boundary of the above described property; additionally, grantees shall be permitted to construct and maintain one (1) driveway off the eastern boundary of the above described property.

LESS and EXCEPT mineral and mining rights provided that no expiration of any type for minerals shall be done on the above described property except upon the mutual agreement of the owner(s) of the mineral and mining rights and the owner(s) of the surface rights to this property.

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

89 OCT 26 AM 9:46

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$ 32.00
2. Map Tax -----	\$
3. Recording Fee -----	\$ 5.00
4. Notary Fee -----	\$ 3.00
5. -----	\$
6. -----	\$ 1.00
Total -----	\$ 46.00