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SEND TAX NOTICE TO:

Joel Martin Nations
(Name) Christa Grammas Nations

(Address) Rt. 1, Box 157 B
Harpersville, AL 35078

This instrument was prepared by

(Name) CORRETTI & NEWSOM, ATTYS.

(Address) 1804 7th Avenue North, Birmingham, AL 35203

Form 1-1.5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-THREE THOUSAND FIVE HUNDRED AND NO/100 (\$23,500.00) PLUS THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Vanda Speegle, an unmarried woman

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

Joel Martin Nations and wife, Christa Grammas Nations and Terri Leigh Grammas, a married woman

(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

SUBJECT TO:

1. Ad valorem taxes for the current year, 1990.
2. Right of way to Alabama Power Company recorded in Deed Book 139, Page 418, in Probate Office.
3. Right of way to Plantation Pipe Line Co. recorded in Deed Book 112, Page 351; Deed Book 112, Page 345; and Deed Book 253, Page 389, in Probate Office.
4. Rights, reservations, terms and conditions as set forth in Deed Book 328, Page 744 and Deed Book 334, Page 497, in Probate Office.
5. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as excepted in Deed Book 335, Page 975 and Deed Book 335, Page 979, in Probate Office.
6. Restrictive covenants as recorded in Misc. Book 46, Page 76; and in Real Record 083, Page 821, in Probate Office.
7. Right of way to South Central Bell as recorded in Deed Book 322, Page 205; and Real Record 75, Page 484, in Probate Office.
8. Mortgage executed by James D. Gray and wife, Novis M. Gray, to Alliance Mortgage Company, dated August 25, 1986, recorded in Real Record 088, Page 612, in the Probate Office of Shelby County, Alabama.

~~NO PART OF THE REAL PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE GRANTOR, NOR IS IT TO BE CONSIDERED AS SUCH.~~

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 30th

day of January, 19 90.

WITNESS:

(Seal)
(Seal)
(Seal)

Vanda Speegle (Seal)
VANDA SPEEGLE, an unmarried woman (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Vanda Speegle, an unmarried woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of January A. D., 19 90

E. Lee Wallace

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a Southerly direction along the West line of said Quarter-Quarter Section a distance of 387.87 feet to the point of beginning of the herein described parcel; thence deflect 95 degrees 51 minutes 20 second and run to the left in a Northeasterly direction a distance of 747.25 feet to a point in the centerline of Clear Prong of Yellow Leaf Creek; thence turn an interior angle of 52 degrees 08 minutes 40 seconds and run to the right along the centerline of said creek in a Southwesterly direction a distance of 97.13 feet to a point; thence turn an interior angle of 147 degrees 25 minutes 30 seconds and run to the right along the centerline of said creek in a Southwesterly direction a distance of 40.00 feet to a point; thence turn an interior angle of 169 degrees 30 minutes 00 seconds and run to the right and along the centerline of said creek in a Southwesterly direction a distance of 65.00 feet to a point; thence turn an interior angle of 232 degrees 30 minutes 40 seconds and run to the left along the centerline of said creek in a Southwesterly direction a distance of 55.00 feet to a point; thence turn an interior angle of 192 degrees 41 minutes 20 seconds and run to the left along the centerline of said creek in a Southwesterly direction a distance of 80.00 feet to a point; thence turn an interior angle of 176 degrees 41 minutes 50 seconds and run to the right along the centerline of said creek in a Southwesterly direction a distance of 43.00 feet to a point; thence turn an interior angle of 109 degrees 02 minutes 00 seconds and leaving the centerline of said creek run to the right in a Southwesterly direction a distance of 302.00 feet to a point; thence turn an interior angle of 150 degrees 29 minutes 25 seconds and run to the right in a Northwesterly direction a distance of 270.63 feet to a point on the West line of said Quarter-Quarter Section; thence turn an interior angle of 113 degrees 39 minutes 15 seconds and run to the right in a Northerly direction along the West line of said Quarter-Quarter Section a distance of 133.75 feet to the point of beginning of the herein described parcel. According to the survey of Robbin E. Phillips, AL. Reg. #14976, dated July 22, 1988.

PARCEL 2:

A non-exclusive 20-foot wide access easement described as follows:

Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a Southerly direction along the West line of said Quarter-Quarter Section a distance of 840.49 feet to a point; thence deflect 95 degrees 51 minutes 20 seconds and run to the left in an Easterly direction a distance of 32.73 feet to a point on the centerline of the herein described easement, said point being the point of beginning; thence deflect 96 degrees 23 minutes 22 seconds and run to the right in a Southerly direction

continued legal description

along the centerline of said easement a distance of 85.08 feet to a point; thence deflect 0 degrees 15 minutes 07 seconds and run to the left in a Southerly direction along the centerline of said easement a distance of 322.52 feet to the North right-of-way line of U.S. Highway 280 and the end of herein described easement, said point lying 30.14 feet Easterly from the point of intersection of the North right-of-way line of U.S. Highway 280 and the West line of the Southwest Quarter of the Northwest Quarter of said Section 24; the sides of the herein described easement are 10 feet from and parallel to the centerline as described herein and are to be extended or shortened as necessary to intersect with the South property line for which this easement is granted and to intersect with the right-of-way line of U.S. Highway 280. According to the survey of Robbin E. Phillips, AL. Reg. #14976, dated July 22, 1988.

PARCEL 3:

A non-exclusive 20-foot wide access easement described as follows:

Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a Southerly direction along the West line of said Quarter-Quarter Section a distance of 387.87 feet to a point; thence deflect 95 degrees 51 minutes 20 seconds and run to the left in a Northeasterly direction a distance of 13.07 feet to the point of beginning of the herein described easement; thence deflect 95 degrees 51 minutes 20 seconds and run to the right in a Southerly direction parallel to the West line of said Quarter-Quarter Section a distance of 370.00 feet to a point; thence deflect 13 degrees 38 minutes 12 seconds and run to the left in a Southeasterly direction a distance of 82.95 feet to the end of herein described easement; the sides of the herein described easement are 10 feet from and parallel to the centerline as described herein. According to the survey of Robbin E. Phillips, AL. Reg. #14976, dated July 22, 1988.

PARCEL 4:

A non-exclusive 20-foot wide access easement described as follows:

Commence at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a Southerly direction along the West line of said Quarter-Quarter Section a distance of 840.49 feet to a point; thence deflect 95 degrees 51 minutes 20 seconds and run to the left in an Easterly direction a distance of 32.73 feet to a point on the centerline of herein described easement, said point being the point of beginning; thence deflect 83 degrees 36 minutes 38 seconds and run to the left in a Northerly direction a distance of 57.74 feet to the point of beginning of a curve to the right having a central angle of 58 degrees 00 minutes and a radius of 60.00 feet; thence run along the arc of said curve in a Northerly to Northeasterly direction a distance of 60.74 feet to a point; thence run tangent to said curve in Northeasterly direction a distance of 201.11 feet to the end of herein described easement. The sides of the herein described easement are 10 feet from and parallel to the centerline as described herein. According to the survey of Robbin E. Phillips, AL. Reg. #14976, dated July 22, 1988.

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

90 FEB -6 PM 12:23

1. Deed Tax	\$ 23.50
2. Mtg. Tax	\$ 7.50
3. Recording Fee	\$ 4.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 38.50