

This form furnished by: **Cahaba Title, Inc.**

888-5600

This instrument was prepared by:

(Name) Joseph E. Conn, Jr.
(Address) 2850-F, Pelham Mall/ Pelham, Al.
35124

Send Tax Notice to:

(Name) Mary Lou Jackson
(Address) 5205 South Shades Crest Road
Bessemer, Al. 35023

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of FIVE HUNDRED AND NO/100----- (\$500.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
MARY LOU JACKSON and husband, CHARLIE D. JACKSON

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

MARY LOU JACKSON and GREGORY D. JACKSON

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

Corrected Deed for Deed filed in Real book 240-Page 322

Commence at the NE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, T.S. 20S, R 14 W, Shelby County, Alabama and run thence S 37° 30" W a distance of 1,144.00' to a point on the south margin of South Shades Crest Road, Thence turn a deflection angle of 0° 21' 45" right and continue southwesterly along said margin of said road a distance of 180.00' to the point of beginning of the property being described, Thence continue along last described course a distance of 220.00' to a point, Thence turn a deflection angle of 87° 21' 58" left and run southeasterly a distance of 260.00' to a point, Thence turn a deflection angle of 92° 38' 02" left and run northeasterly a distance of 220.0' to a point, Thence turn a deflection angle of 87° 21' 58" left and run northwesterly a distance of 260.00' to the point of beginning, containing 1.312 acres and subject to all agreements of probated record or applicable law.

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 the 29th
day of January, 19 90

(Seal)

(Seal)

(Seal)

Mary Lou Jackson (Seal)
Charlie D. Jackson (Seal)
Gregory D. Jackson (Seal)

STATE OF ALABAMA

SHELBY County } **General Acknowledgment**

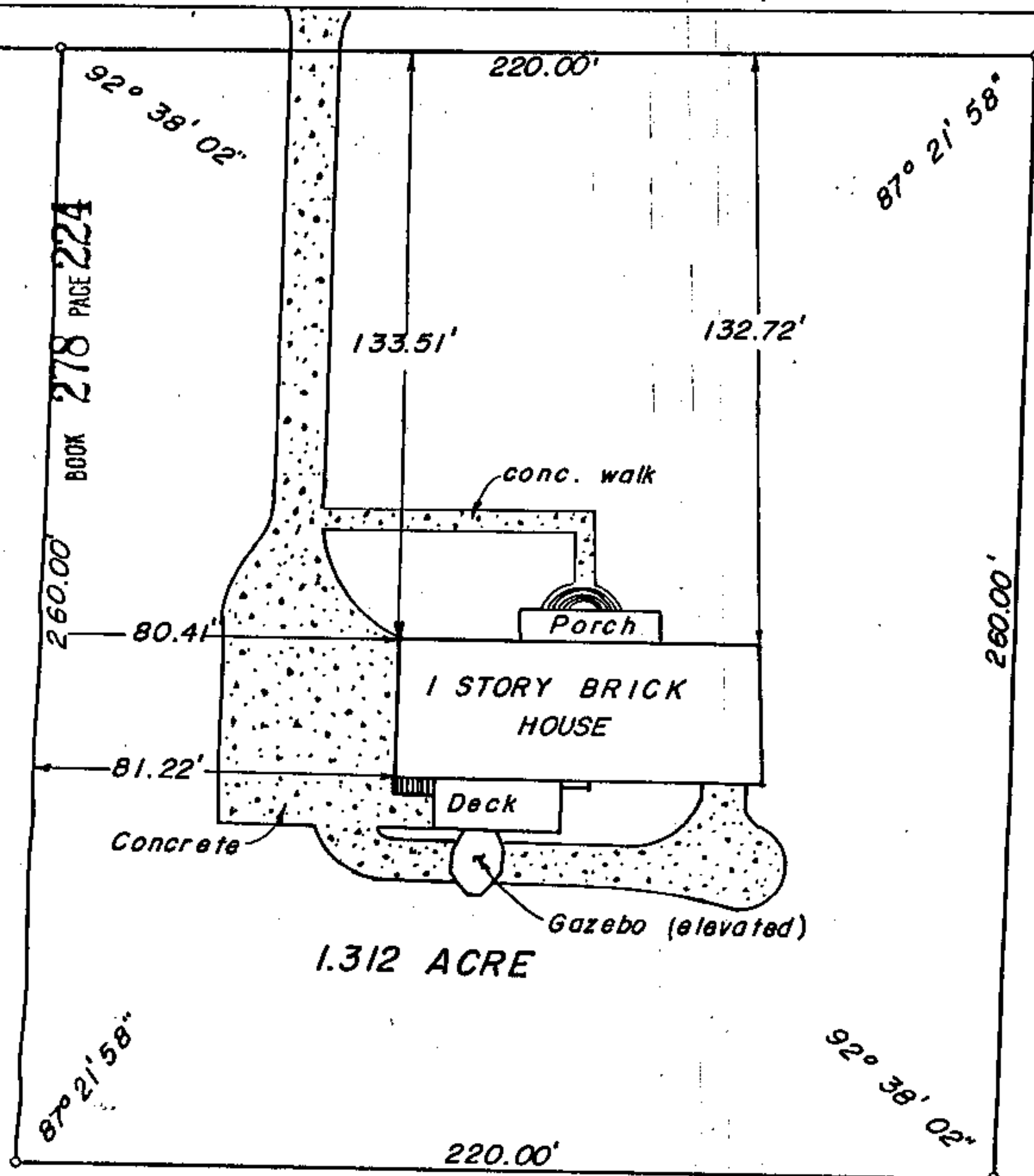
I, Robert Gregory Conn a Notary Public in and for said County,
in said State, hereby certify that **Mary Lou Jackson, Charlie Jackson and Gregory D. Jackson**

whose name(s) **are** signed to the foregoing conveyance, and whom **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.

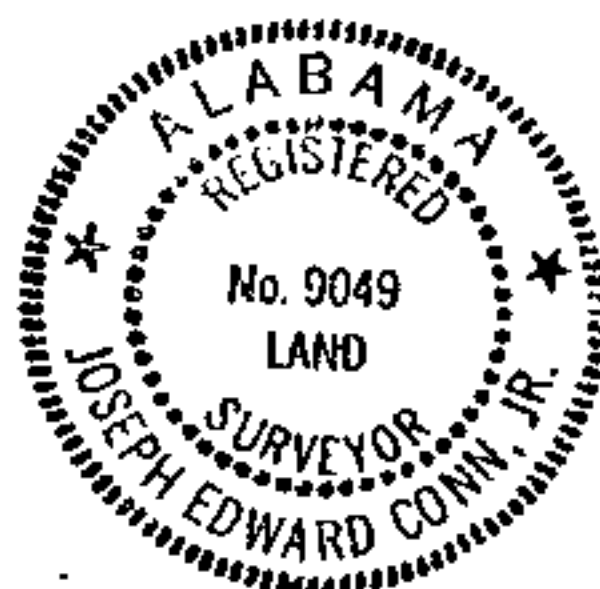
Given under my hand and official seal, this 29 day of Jan

SOUTH SHADES CREST ROAD

ASPHALT



SCALE: 1" = 40'



STATE OF ALABAMA COUNTY OF SHELBY

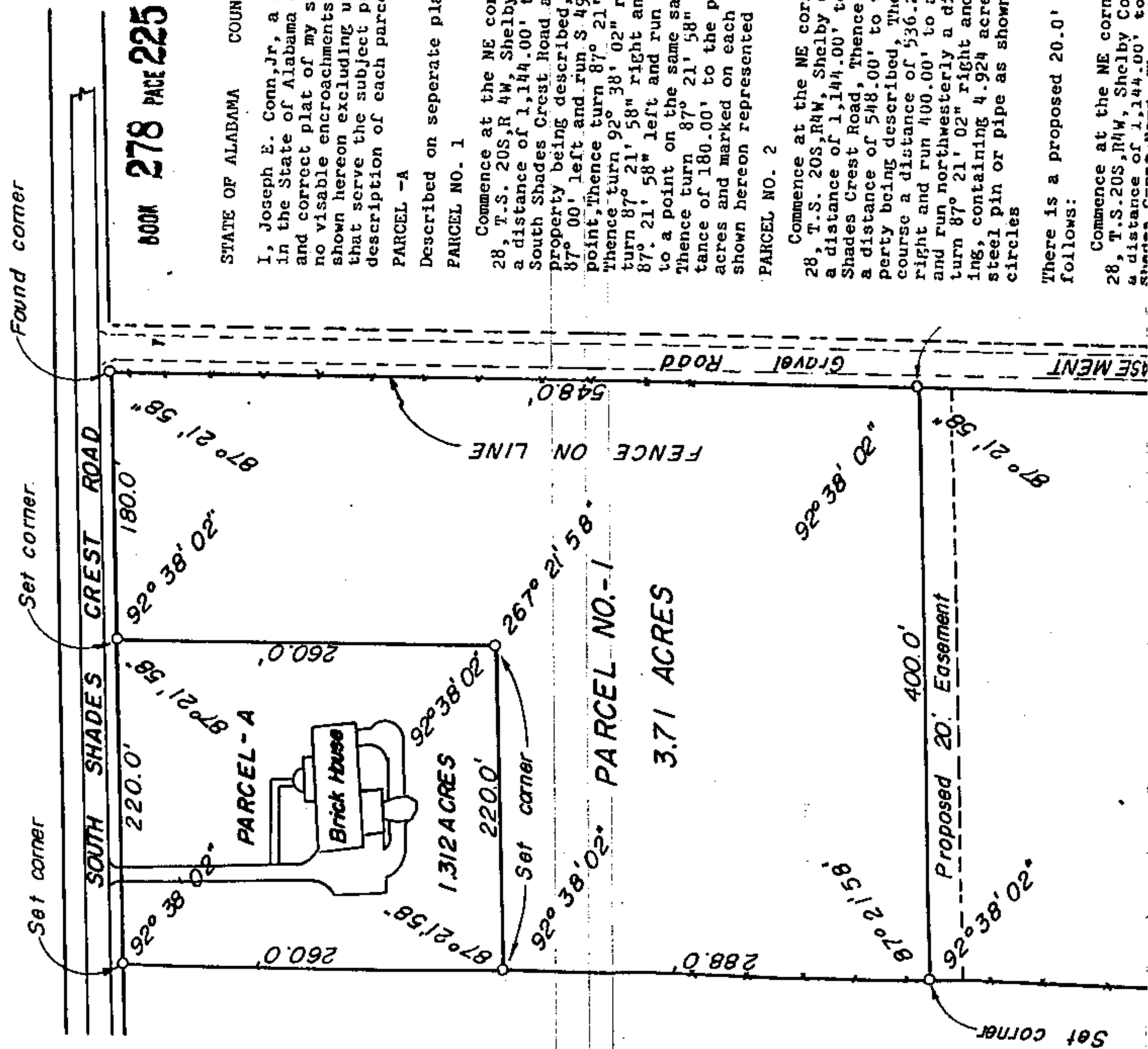
I, Joseph E. Conn, Jr., a Registered Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon, that there are no visible encroachments of any kind upon the subject property except as shown excluding utility service lines, wires or poles that serve the subject property only, that the house and all related improvements are within the bounds of the property as shown hereon and that steel corner pins have been installed at all property corners. I further certify that I have consulted the Federal Insurance Administration's Flood Hazard Map for the area and have determined that the subject property is not in a flood prone area, the correct legal description, according to my survey, being as follows:

Commence at the NE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, T.S. 20S, R4W, Shelby County, Alabama and run thence S 37° 30' W a distance of 1,144.00' to a point on the south margin of South Shades Crest Road, Thence turn a deflection angle of 0° 21' 45" right and continue southwesterly along said margin of said road a distance of 180.00' to the point of beginning of the property being described, Thence continue along last described course a distance of 220.00' to a point, Thence turn a deflection angle of 87° 21' 58" left and run southeasterly a distance of 260.00' to a point, Thence turn a deflection angle of 92° 38' 02" left and run northeasterly a distance of 220.0' to a point, Thence turn a deflection angle of 87° 21' 58" left and run northwesterly a distance of 260.00' to the point of beginning, containing 1.312 acres and subject to all agreements of probated record or applicable law.

According to my survey this the 15th day of May, 1989

Joseph E. Conn, Jr.

File No. 3800
Charles Jackson
South Shades Crest Road
S28, T.S. 20S, R4W. May-1989



BOOK 278 PAGE 225

STATE OF ALABAMA COUNTY OF SHELBY

I, Joseph E. Conn, Jr., a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my surveys as shown hereon, that there are no visible encroachments upon either of the three parcels as shown hereon excluding utility service lines, wires or poles that serve the subject properties only, the correct legal description of each parcel being as follows:

PARCEL - A

Described on separate plat.

PARCEL NO. 1

Commence at the NE corner of the NW¼ of the SE¼ of Section 28, T.S. 20S, R. 4W, Shelby County, Alabama and run S 37° 30' W a distance of 1,144.00' to a point on the south margin of South Shades Crest Road and the point of beginning of the property being described, Thence turn a deflection angle of 87° 00' left and run S 49° 30' E a distance of 548.00' to a point, Thence turn 92° 38' 02" right and run 400.00' to a point, Thence turn 87° 21' 58" right and run 288.00' to a point, Thence turn 87° 21' 58" left and run 220.00' to a point, Thence turn to a point on the same said south margin of same said Road, Thence turn 87° 21' 58" right and run northeasterly a distance of 180.00' to the point of beginning, containing 3.71 acres and marked on each corner with a steel pin or pipe as shown hereon represented by small open circles.

PARCEL NO. 2

Commence at the NE corner of the NW¼ of the SE¼ of Section 28, T.S. 20S, R. 4W, Shelby County, Alabama and run S 37° 30' W a distance of 1,144.00' to a point on the south margin of South Shades Crest Road, Thence turn 87° 00' left and run S 49° 30' E a distance of 548.00' to the point of beginning of the property being described, Thence continue along last described course a distance of 536.24' to a point, Thence turn 87° 10' 19" right and run 400.00' to a point, Thence turn 92° 49' 41" right and run northeasterly a distance of 537.57' to a point, Thence turn 87° 21' 02" right and run 400.00' to the point of beginning, containing 4.924 acres and marked on each corner with a steel pin or pipe as shown hereon represented by small open circles.

There is a proposed 20.0' wide access easement described as follows:

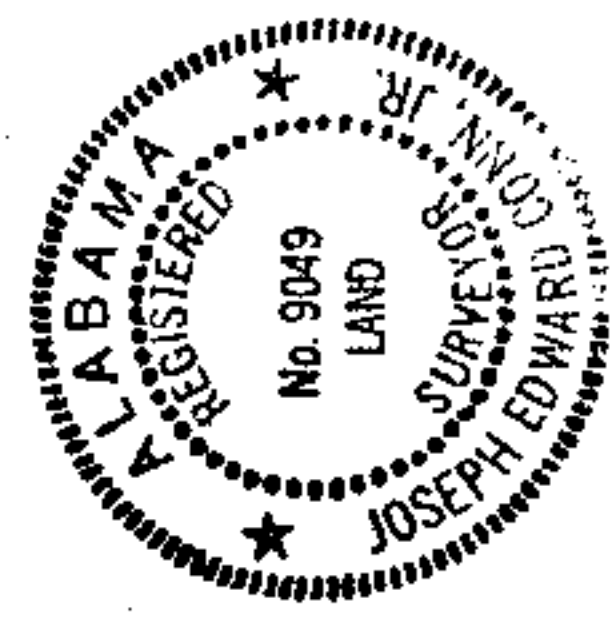
Commence at the NE corner of the NW¼ of the SE¼ of Section 28, T.S. 20S, R. 4W, Shelby County, Alabama and run S 37° 30' W a distance of 1,144.00' to a point on the south margin of South Shades Crest Road and the point of beginning of the property being described, Thence turn 87° 00' left and run S 49° 30' E a distance of 548.00' to the point of beginning of the property being described, Thence continue along last described course a distance of 536.24' to a point, Thence turn 87° 10' 19" right and run 400.00' to a point, Thence turn 92° 49' 41" right and run northeasterly a distance of 537.57' to a point, Thence turn 87° 21' 02" right and run 400.00' to the point of beginning, containing 4.924 acres and marked on each corner with a steel pin or pipe as shown hereon represented by small open circles.

28, T.S.20S,R4W, Shelby County, Alabama and run S 37° 30' W a distance of 1,144.00' to a point on the south margin of South Shades Crest Road, Thence turn 87° 00' left and run S 49° 30' E a distance of 548.00' to the point of beginning of the easement being described, Thence continue along last described course a distance of 20.0' to a point, Thence turn 87° 21' 58" right and run a distance of 400.00' to a point, Thence turn 92° 38' 02" right and run 20.0' to a point, Thence turn 87° 21' 58" right and run 400.00' to the point of beginning.

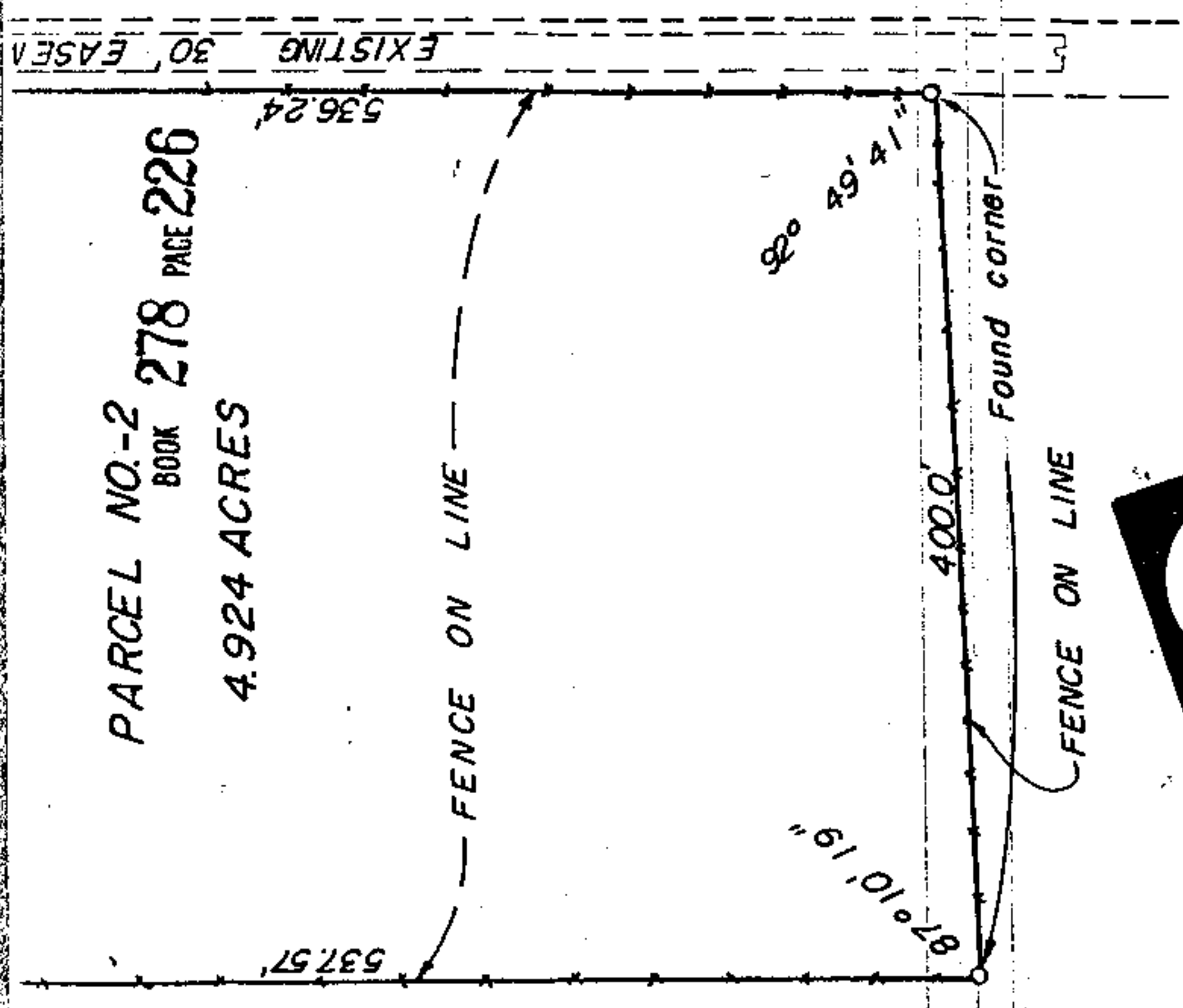
According to my survey this the 15th day of May, 1989

Joseph E. Conn, Jr.
 Joseph E. Conn, Jr.
 A.P.L.S. # 9049

File No. 3800
 Charles Jackson
 South Shades Crest Road
 S28, T20S, R4W. May-1989



STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 90 FEB -9 AM 10:18
 JUDGE OF PROBATE



SCALE: 1" = 100.
 REDUCED 6% = 1" 105.0'

1.	Deed Tax	50
2.	Mtg. Tax	
3.	Recording Fee	10.00
4.	Indexing Fee	5.00
5.	No Tax Fee	
6.	Certified Fee	1.00
Total		14.50

SURVCONN
 ENGINEERS • SURVEYORS
 PELHAM HALL
 PELHAM, ALABAMA 35124

PARCEL NO.-2
 BOOK 278 PAGE 226
 4.924 ACRES