

Send Tax Notice to
C. D. Bush

239

This instrument was prepared by:
Wallace, Ellis, Head & Fowler, Attorneys
Columbiana, Alabama 35051

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Other valuable consideration and an exchange of lands to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Rmendia Jane Christopher Todd, a widow, and Wendy Jane Simms, a married woman (herein referred to as grantors), grant, bargain, sell and convey unto C. D. Bush (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Our entire undivided interest in and to the following described land:

Tract No. 2:

Part of the SE 1/4 of SW 1/4 and the SW 1/4 of SE 1/4 of Section 33, Township 21 South, Range 2 West and the NE 1/4 of NW 1/4 and the NW 1/4 of NE 1/4 of Section 4, Township 22 South, Range 2 West, more particularly described as follows:

Begin at the southwest corner of the NE 1/4 of NW 1/4 of said Section 4; thence North 2 deg. 17 min. 17 sec. West along the West boundary of said quarter-quarter Section for 881.00 feet; thence North 90 deg. 00 min. East for 908.30 feet to point of beginning; thence continue North 90 deg. 00 min. East along same line, 1,126.46 feet to intersection with the West right of way for U.S. Highway 31; (the next four courses are along said West right of way for U. S. Highway 31); thence North 11 deg. 59 min. 07 sec. West along said West right of way 139.44 feet to the beginning of a curve turning to the left, having a radius of 2,277.92 feet, being subtended by a central angle of 10 deg. 34 min. 05 sec. and having a chord north 17 deg. 16 min. 10 sec. West for 419.56 feet; thence in a Northwesterly direction along the arc of said curve 420.16 feet; thence North 22 deg. 33 min. 12 sec. West for 282.69 feet to the beginning of a curve turning to the left, having a radius of 1,851.68 feet; being subtended by a central angle of 1 deg. 38 min. 08 sec. and having a chord North 23 deg. 22 min. 23 sec. West for 52.99 feet; thence in a Northwesterly direction along the arc of said curve 52.99 feet; thence South 87 deg. 17 min. 28 sec. West for 341.18 feet; thence North 89 deg. 55 min. 32 sec. West for 261.40 feet; thence North 0 deg. 04 min. 28 sec. East for 42.35 feet; thence North 89 deg. 55 min. 32 sec. West for 233.49 feet to intersection with the Southeast right of way of a public road (Dargin Road); thence South 55 deg. 59 min. 28 sec. West along said Southeast right of way 334.61 feet; (the next four courses are along a fence); thence South 9 deg. 32 min. 08 sec. West for 132.93 feet to the beginning of a curve turning to the left, having a radius of 118.46 feet, being subtended by a central angle of 39 deg. 53 min. 30 sec. and having a chord South 10 deg. 24 min. 37 sec. East for 80.82 feet; thence in a Southeasterly, Southerly and Southwesterly direction along the arc of said curve 82.48 feet; thence South 54 deg. 50 min. 04 sec. East for 209.27 feet; thence South 16 deg. 35 min. 20 sec. East for 370.65 feet to point of beginning. Situated in Shelby County, Alabama.

BOOK 298 PAGE 779

According to survey of W. M. Varnon, Jr., Registered Land Surveyor, dated September 29, 1989.

(NOTE: All quoted bearings are based on an assumed bearing of North 2 deg. 17 min. 17 sec. West or South 2 deg. 17 min. 17 sec. East along the West boundary of the NE 1/4 of NW 1/4 of Section 4, Township 22 South, Range 2 West).

Subject to any easements and rights of way of record.

✓ Subject also to Lease Agreement dated August 10, 1989, by and between the grantor, Rmendia Jane Christopher, as Lessor, and Bud Brasher, as Lessee. Said grantors warrant that the term of said Lease will expire on September 30, 1990, and said grantors further transfer and assign said Lease Agreement, and the right to receive monthly rental payments pursuant to said Lease Agreement from the Lessee subsequent to April 15, 1990 and during the remainder of the term of said Lease, and said grantors further grant the grantee (and said Lessee tenant, namely, Bud Brasher), the right and permission to keep and maintain the electric power meter and the water meter which are situated on adjoining property of the grantors during the remaining term of said Lease and until September 30, 1990.

✓ The grantors further grant to the grantee and his heirs and assigns a temporary easement of a uniform width of 15 feet over and across an existing roadway which presently provides access to and from the above described property which is herein conveyed and Highway No. 22 for a period of two years from the date of this conveyance, or until the grantee sells and conveys the above described property, whichever event occurs first, at which time said temporary easement shall expire. The parcel through which said existing roadway and temporary easement is located is more particularly described as follows:

Tract 1:

Part of the SE 1/4 of SW 1/4 of Section 33, Township 21 South, Range 2 West and the N 1/2 of NW 1/4 of Section 4, Township 22 South, Range 2 West, more particularly described as follows:

Begin at the Southeast corner of the NW 1/4 of NW 1/4 of said Section 4; thence North 89 deg. 59 min. 29 sec. West along the South boundary of said NW 1/4 of NW 1/4 for 169.39 feet to intersection with the East right of way of L & N Railroad Company; thence North 9 deg. 15 min. 33 sec. West along said East right of way 953.88 feet to intersection with the Southeast right of way of a public road (Dargin Road); thence North 55 deg. 59 min. 28 sec. East along said Southeast right of way 1,117.70 feet; (the next four courses are along a fence); thence South 9 deg. 32 min. 08 sec. West for 132.93 feet to the beginning of a curve turning to the left, having a radius of 118.46 feet, being subtended by a central angle of 39 deg. 53 min. 30 sec. and having a chord south 10 deg. 24 min. 37 sec. East for 80.82 feet; thence in a Southeasterly, Southerly and Southwesterly direction along the arc of said curve 82.48 feet; thence South 54 deg. 50 min. 04 sec. East for 209.27 feet; thence South 16 deg. 35 min. 20 sec. East for 370.65 feet; thence North 90 deg. 00 min. West for 908.30 feet to intersection with the East boundary of said NW 1/4 of NW 1/4; thence South 2 deg. 17 min. 17 sec. East along said East boundary 881.00 feet to point of beginning.

The above described property conveyed hereby constitutes no part of the homestead of grantor, Wendy Jane Simms or her spouse.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 30 day of April, 1990.

Rmendia Jane Christopher Todd
Rmendia Jane Christopher Todd
Wendy Jane Simms
Wendy Jane Sims

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rmendia Jane Christopher Todd, 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 seal this 30 day of April, 1990.

W.D. Jumbrey
Notary Public

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wendy Jane Simms, 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 seal this 30 day of April, 1990.

W.D. Jumbrey
Notary Public

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

90 JUL -5 AM 10:12

NOTARY PUBLIC

1. Deed Tax	\$.50
2. Notary Fee	2.50
3. Recording Fee	3.00
4. Title Insurance	1.00
5. Other	
6. Total	12.00