

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571

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(205) 988-5600

This instrument was prepared by:

(Name) Douglas L. Joseph  
(Address) Rt 1 Box 95  
Columbiana, Alabama 35051

Send Tax Notice to

(Name) Douglas L. Joseph  
(Address) Rt. 1 Box 95  
Columbiana, Alabama 35051

**WARRANTY DEED**

**STATE OF ALABAMA**

SHELBY

COUNTY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Dollar and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

J. ANTHONY JOSEPH, CURTIS B. LYNN, and L. DOUGLAS JOSEPH  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

J. ANTHONY JOSEPH, CURTIS B. LYNN, and L. DOUGLAS JOSEPH  
(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

E 1/2 of E 1/2 of NW 1/4 of NE 1/4, Section 23, Township 20 South, Range 1 West,  
Shelby County, Alabama.

NE 1/4 of NE 1/4, Section 23, Township 20 South, Range 1 West, Shelby County,  
Alabama.

AND ALSO: (See Attached Schedule A)

THIS DEED IS BEING EXECUTED FOR THE PURPOSE OF GIVING EACH PARTY AN UNDIVIDED  
1/3 INTEREST IN THE PROPERTY AS DESCRIBED IN DEEDS RECORDED IN REAL 248 PAGES  
36,39, and 42 IN PROBATE OFFICE.

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 2<sup>nd</sup>  
day of May, 19 90

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

J. Anthony Joseph (Seal)  
Curtis B. Lynn (Seal)  
L. Douglas Joseph (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 J. Anthony Joseph, Curtis B. Lynn, and L. Douglas Joseph

whose name(s) are signed to the foregoing conveyance, and who are is 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 2<sup>nd</sup> day of May, 19 90

My Commission Expires:

Martha B. Ferguson  
Notary Public

## Schedule A

A 60 ft. ingress and all Public Utilities easement being 30 ft. either side of a centerline over and across a part of the N 1/2 of NE 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama, said centerline being more particularly described as follows: to find the point of beginning start at the NE corner of the NW 1/4 of the NE 1/4 and run South 89 degrees 14 minutes and 19 West and along the North boundary of said forty for a distance of 8.74 ft. to the point of beginning of the centerline described herein; thence run South 12 deg. 02 minutes and 09 seconds East and along said centerline for a distance of 21.87 feet to the P.C. of a curve having a delta angle of 12 degrees 57 minutes and 39 seconds right and a radius of 440.18 ft; thence run South 5 degrees 33 minutes and 19 seconds East and along said curve for an arc distance of 99.57 ft. (99.36 ft. chord) to the P.T. of said curve; thence run South 00 degrees 55 minutes and 31 seconds West and along said centerline for a distance of 159.63 ft. to the P.C. of a curve having a delta angle of 15 degrees 41 minutes and 47 seconds right, and a radius of 362.74 ft.; thence run South 8 degrees 46 min. and 24 seconds West and along said curve for an arc distance of 99.37 ft. (99.06 ft. chord) to the P.T. of said curve; thence run South 16 degrees 37 minutes and 18 seconds West and along said curve for a distance of 41.56 ft. to the P.C. of a curve having a delta angle of 14 degrees 52 minutes and 14 seconds left, and a radius of 383.13 ft.; thence run South 9 degrees 11 minutes and 11 seconds West and along said curve for an arc distance of 99.44 ft. (99.16 ft. chord) to the P.T. of said curve; thence run South 1 degree, 45 minutes and 04 seconds West and along said centerline for a distance of 204.01 ft. to the P.C. of a curve having a delta angle of 29 degrees 11 minutes and 02 seconds right, and a radius of 192.06 ft.; thence run South 16 degrees 20 minutes and 35 seconds West and along said curve for an arc distance of 97.83 ft. (96.77 ft. chord) to the P.T. of said curve; thence run South 30 degrees 56 minutes and 06 seconds West and along said centerline for a distance of 42.79 ft. to the point of ending of the centerline described herein, said point lying on the centerline of a gravel county road.

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

90 JUL 12 AM 11:09

JUDGE OF PROBATE

1. Deed Tax	50
2. Stamp Tax	5.00
3. L. & C.	3.00
4. L. & C.	1.00
5. L. & C.	1.00
6. L. & C.	1.00
Total	11.50