

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

1052  
SEND TAX NOTICE TO:

Charlene Campbell  
841 County Road 411  
Wilsonville, AL 35186

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

1200  
That in consideration of ONE HUNDRED AND NO/100 DOLLARS (\$100.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, CHARLENE CAMPBELL, an unmarried woman, (herein referred to as Grantors) do grant, bargain, sell and convey unto CHARLENE CAMPBELL AND ROSE H. WATKINS (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

EXHIBIT "A" ON BACK OF PAGE

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 hands and seal, this 9th day of May, 1991.

  
CHARLENE CAMPBELL

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CHARLENE CAMPBELL, 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 the 9th day of May, 1991.

  
Notary Public

My Commission Expires: 11/20/92

zcampb.txt

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EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land lying within the boundaries of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 20 South, Range 2 East, recorded in Real Book 259, Page 240, in the Office of the Probate Judge of Shelby County, Alabama, said parcel being described as follows:

Begin at the Southwest corner of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 20 South, Range 2 East; thence East 466.70 feet along the South boundary of said North 1/2 of the Northwest 1/4 of the Southeast 1/4; thence left 87 degrees 50 minutes 21 seconds Northerly 449.48 feet; thence left 90 degrees 02 minutes 40 seconds, Westerly 466.68 feet to the West boundary of said North 1/2 of the Northwest 1/4 of the Southeast 1/4; thence left 89 degrees 59 minutes 58 seconds, South 466.72 feet along said West boundary to the Point of Beginning.

ALONG WITH an easement across the Northerly 30 feet of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 20 South, Range 2 East, as recorded in Deed Book 259, Page 237, in the Office of the Probate Judge of Shelby County, Alabama; being more particularly described as follows: Begin at the North line of the Southeast 1/4 of Section 19, Township 20 South, Range 2 East and the West right-of-way line of Shelby County Road 441; thence run west along said North line to the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section; thence run South 30 feet along the West line of said Northeast 1/4 of the Southeast 1/4; thence run East, 30 feet from and parallel with the North line of said 1/4-1/4 to the West right-of-way of said County Road No. 441; thence North along said right-of-way 30 feet to the Point of Beginning.

ALONG WITH an easement 30.00 feet in width for ingress and egress and utility purposes, lying in the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 20 South, Range 2 East; being a part of the property described in the deed recorded in Book 259, page 240, in the Office of the Probate Judge of Shelby County, Alabama; said easement being more particularly described as follows: Commence at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 19; thence South 15.00 feet along the East boundary of said quarter-quarter to the Point of Beginning of a 30 feet wide easement, lying 15 feet on each side of the following described centerline; thence right 88 degrees 23 minutes 41 seconds, Westerly 45.00 feet along said centerline, 15.00 feet South of and parallel with the North boundary of said quarter-quarter; thence left 10 degrees 50 minutes 07 seconds Southwesterly 651.80 feet; thence right 08 degrees 25 minutes 04 seconds, Westerly 119.50 feet; thence right 22 degrees 01 minutes 36 seconds, Northwesterly 93.73 feet to the beginning of a curve to the left, having a radius of 85.00 feet; thence left along said curve, through a central angle of 87 degrees 24 minutes 27 seconds, an arc distance of 129.67 feet to the point of tangency; thence Southwesterly 54.70 feet along said tangent centerline to a point on the North boundary of the above described 4.91 acre parcel, said point being the end of the described easement.

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1. Dead Tax	2.00
2. ...	...
3. ...	3.00
4. ...	3.00
5. ...	...
6. ...	1.00
Total	7.50

91 MAY 14 AM 9:42