

✓ A.E. & Betty Sue Loggins
126 - Paradise Circle
Shelby, Ala. 35143

2394



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) HARDIN, TUCKER & MARTIN

(Address) P. O. Box 11328
Birmingham, AL 35202-1328

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

\$500.00

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 and ----- DOLLARS
and other good and valuable considerations

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~xxx~~ I
Betty Sue Loggins

(herein referred to as grantors) do grant, bargain, sell and convey unto Betty Sue Loggins, a married woman
and her husband A. E. Loggins

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby

County, Alabama to-wit:

BOOK 346 PAGE 84

See Attached Exhibit "A"

11:00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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

day of _____, 19____

WITNESS:

Virginia W. Cantrell (Seal) x Betty S Loggins (Seal)
Leo Bell (Seal) _____ (Seal)
Bill P. Williams (Seal) _____ (Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Betty Sue Loggins
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 28 day of May A.D., 19 91
126 - Paradise Circle
Shelby, Ala. 35143
Janice H. McMillan

EXHIBIT "A"

Commence at the NW corner of the SW 1/4 of NW 1/4, Section 18, Township 24N, Range 16 East for point of beginning; thence run East along the North line of said SW 1/4 of NW 1/4 a distance of 311.98 feet to the centerline of Easement reserved for private road, turn right an angle of 95 deg. 31 min. along said centerline of Easement a distance of 193.75 feet, turn left an angle of 14 deg. 44 min. along said centerline a distance of 19.0 feet, which is the point of beginning of the parcel herein described; thence continue along the same course a distance of 137.17 ft.; turn left an angle of 18 deg. 55 min. along said centerline a distance of 153.23 feet, turn right an angle of 13 deg. 09 min. along said centerline a distance of 271.76 feet, turn left an angle of 19 deg. 09 min. along said centerline of easement a distance of 52.22 feet, turn right an angle of 125 deg. 55 min. a distance of 202.26 feet to point "E", said point being on the 397.0 feet contour, turn right and run northeasterly along the meanderings of the 397.0 feet contour to the head of the slough, thence continue along the meanderings of the 397.0 feet contour southwesterly to point "F" the property line being the 397.0 feet contour; point "F" is more particularly located by the following description: from said 202.26 foot course turn right an angle of 3 deg. 15 min. a distance of 282.28 feet across said slough to point "F" being a point on the West line of aforesaid SW 1/4 of NW 1/4, turn right an angle of 84 deg. 27 min. along said West line a distance of 543.84 feet; thence run East a distance of 307 ft., more or less, to the point of beginning.

Also, a non-exclusive easement of a uniform width of 15 ft. along each side of the East line of Lot 7, according to map of "Rice Acres, Sector Two", as recorded in the Probate Office of Shelby County, Alabama, Map Book 5, page 87, and along a uniform width of

15 ft. along each side of the East line of the following described parcel:

Begin at the NW corner of the SW 1/4 of NW 1/4, Section 18, Township 24 N, Range 16 East for point of beginning; thence run East along the North line of said SW 1/4 of NW 1/4 a distance of 311.98 feet to the centerline of Easement reserved for private road, turn right an angle of 95 deg. 31 min. along said centerline of Easement a distance of 193.75 feet, turn left an angle of 14 deg. 44 min. along said centerline a distance of 19.0 feet; thence run West a distance of 302 feet, more or less, to a point on the West line of said quarter-quarter section which is 213.00 ft. South of the point of beginning; thence run North, along the West line of said quarter-quarter section, a distance of 213.00 ft. to the point of beginning, containing 1 1/2 acres, more or less,

and along a uniform width of 15 ft. east of and parallel with the east line of the above described property, such easement to provide ingress and egress to and from the above described property and Old House Road, which is a public street in said Rice Acres, Sector Two Subdivision.

Subject to a non-exclusive easement of a uniform width of 15 ft. along the West side of the East line of the above described parcel which is conveyed to the grantee herein, said easement to provide ingress and egress to and from other property and said Old House Road.

TELEPHONE
OFFICE: 428-5284
RESIDENCE: 428-3888

W. B. BENNETT

1720 THIRD AVENUE
P. O. BOX 844
BESSEMER, ALABAMA 35020

CIVIL ENGINEER—LAND SURVEYOR

REGISTER NO. 1042

COUNTY SURVEYOR—BESSEMER CUT-OFF

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STATE OF ALABAMA
COUNTY OF JEFFERSON

TO ALL INTERESTED PARTIES:

I, Thomas N. Bennett, a registered Land Surveyor of Bessemer, Alabama, hereby certify that the foregoing is a true and correct map or plat of the following described property:

Begin at the NW corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 18, Township 24N, Range 16E for point of beginning; thence run East along the North line of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 311.98 feet to the centerline of Easement reserved for private road, turn right an angle of 95°31' along said centerline of Easement a distance of 193.75 feet, turn left an angle of 14°44' along said centerline a distance of 156.17 feet, turn left an angle of 18°55' along said centerline a distance of 153.23 feet, turn right an angle of 13°09' along said centerline a distance of 271.76 feet, turn left an angle of 19°09' along said centerline of easement a distance of 52.22 feet, turn right an angle of 125°55' a distance of 202.26 feet to point "E," said point being on the 397.0 foot contour, turn right and run northeasterly along the meanderings of the 397.0 foot contour to the head of the slough, thence continue along the meanderings of the 397.0 foot contour southwesterly to point "F," the property line being the 397.0 foot contour; point "F" is more particularly located by the following description: from said 202.26 foot course turn right an angle of 3°15' a distance of 282.28 feet across said slough to point "F" being a point on the West line of aforesaid SW $\frac{1}{4}$ of NW $\frac{1}{4}$, turn right an angle of 84°27' along said West line a distance of 756.84 feet to point of beginning; being in SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 18, Township 24 N, Range 16E of the St. Stephens principal Meridian, Shelby County, Alabama.

According to my survey this the 25th day of October, 1971.

Signed:

Thomas N. Bennett,
Ala. Reg. #9544

L. S.

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

91 JUN -5 AM 11 25

Thomas A. Shandley, Jr.
JUDGE OF PROBATE

1. Flood Tax	50
2. Mill Tax	7.50
3. Assessing Fee	5.00
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	12.00