

Prepared by: Kathy Joseph
Columbiana, Al. 35051

STATE OF ALABAMA
SHELBY COUNTY

WHEREAS, L. Douglas Joseph purchased certain real property from L. P. Chesser and Mary Margaret Chesser on September 22, 1989, as shown by Real 257 Page 986 in the Probate Office of Shelby County, Alabama;

WHEREAS, at said time one-half of the purchase price was paid from the account of Tracie Sanders, step-daughter, who was under the age of 18 years and not married;

WHEREAS, since said time, Tracie Sanders has married and is over the age of 18 years and can own and convey property in her own name;

WHEREAS, L. Douglas Joseph desires to convey to Tracie Sanders her one-half interest in said real property;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,
That in consideration of Forty-four Thousand and no/100-----Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, L. Douglas Joseph, herein referred to as grantor, do grant, bargain, sell and convey unto
Tracie Sanders,

(herein referred to as grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

Attached legal description as Exhibit "A"
THIS IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

TO HAVE AND TO HOLD, To the said GRANTEE, her heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
19th day of February, 1992.

L. Douglas Joseph
L. Douglas Joseph

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said State of Alabama, hereby certify that

L. Douglas Joseph
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, he executed the same voluntarily on the day the same bears dated.

Given under my hand and official seal this 19th day of February, 1992.

Martha B. Ferguson
Notary Public

EXHIBIT "A"

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

BOOK 393 PAGE 511

STATE OF ALA. SURVEYOR
I CERTIFY THIS
INSTRUMENT WAS FILED

92 MAR 10 AM 9:24

JUDGE OF PROBATE

1. Deed Tax	\$ 44.00
2. Mtg. Tax	\$ 5.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 55.00