

SEND TAX NOTICE TO:

(Name) Joel Wayne Pate

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Othar J. Denard and wife, Mable C. Denard

(herein referred to as grantors) do grant, bargain, sell and convey unto

Joel Wayne Pate and wife, Jennifer Kay Pate

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

Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY
REFERENCE.

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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 (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, we have hereunto set OUR hand(s) and seal(s), this 3rd
day of December, 19 90.

WITNESS:

(Seal)

(Seal)

(Seal)

Othar J. Denard
Othar J. Denard (Seal)

Mable C. Denard
Mable C. Denard (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority a Notary Public in and for said County, in said State,
hereby certify that Othar J. Denard and wife, Mable C. Denard
whose names are signed to the foregoing conveyance, and who are 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 3rd day of December, A. D., 19 90

604 Dusty Hollow Road
Columbiana, Al. 35051

Janet F. Parson
Notary Public.

EXHIBIT "A":
LEGAL DESCRIPTION:

Part of the NW1/4 of the SW1/4 of Section 28, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of said 1/4-1/4 section run in a Southerly direction along the West line of said 1/4-1/4 section for a distance of 558.00 feet; thence turn an angle to the left of 47 deg. 00' and run in a Southeasterly direction for a distance of 30.00 feet; thence turn an angle to the right of 42 deg. 00' and run in a Southerly direction for a distance of 30.00 feet; thence turn an angle to the left of 90 deg. and run in an Easterly direction for a distance of 109.47 feet to a point of curve, said curve being concave in a Southwesterly direction and having a radius of 212.92 feet and a central angle of 44 deg. 45'; thence turn an angle to the right and run along the arc of said curve for a distance of 166.30 feet to the end of said curve; thence turn an angle to the right and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 17.00 feet; thence turn an angle to the right of 58 deg. 41' 10" and run in a Southwesterly direction for a distance of 668.66 feet, more or less, to a point on the North right-of-way line of Southern Railroad being the point of beginning; thence turn an angle to the right 180 deg and run in a Northeasterly direction for a distance of 668.66 feet; thence turn an angle to the right 121 deg. 18' 50" and run in a Southeasterly direction for a distance of 261.00 feet to a point of curve, said curve being concave in a Northeasterly direction and having a radius of 481.07 feet and a central angle of 25 deg.; thence turn an angle to the left and run along arc of said curve for a distance of 209.91 feet to the end of said curve; thence turn an angle to the left and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 20.00 feet; thence turn an angle to the right of 91 deg. 59' and run in a Southwesterly direction for a distance of 404.85 feet, more or less, to a point on the North right-of-way line of Southern Railroad; thence turn an angle to the right and run in a Westerly direction along said North right-of-way line of Southern Railroad for a distance of 386.73 feet, more or less, to the point of beginning. According to survey of Laurence D. Weygand, Reg. C.E. - L.S. No. 10373, dated January 23, 1980.

ALSO, a 60-foot wide road easement (30 feet on each side of centerline)

DESCRIPTION 1: Centerline being described as follows:

From the Northwest corner of the NE1/4 of the SE1/4 of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, run in a Southerly direction along the West line of said 1/4-1/4 Section for a distance of 741.00 feet to the point of beginning; thence turn an angle to the left of 76 deg. 44' 43" and run in a Southeasterly direction for a distance of 101.08 feet to a point of curve, said curve being concave in a Northerly direction and having a radius of 174.46 feet and a central angle of 43 deg. 43' 32"; thence turn an angle to the left and run along the arc of said curve for a distance of 133.14 feet to the end of said curve; thence turn an angle to the left and run in a Northeasterly direction along a line tangent to the end of said curve for a distance of 308.00 feet to a point of a second curve, said second curve being concave in a Southeasterly direction and having a radius of 245.76 feet and a central angle of 23 deg. 00'; thence turn an angle to the right and run along the arc of said curve for a distance of 98.66 feet to the end of said curve; thence turn an angle to the right and run in a Northeasterly direction along a line tangent to the end of said curve for a distance of 345.00 feet to a point of a third curve, said third curve being concave in a Southerly direction and having a radius of 235.23 feet and a central angle of 24 deg. 00'; thence turn an angle to the right and run along the arc of said curve for a distance of 98.53 feet to the end of said curve; thence turn an angle to the right and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 48.00 feet to a point of a fourth curve, said fourth curve being concave in a Northerly direction and having a radius of 263.36 feet and a central angle of 21 deg 30'; thence turn an angle to the left and run along the arc of said curve for a distance of 98.83 feet to the end of said curve; thence turn an angle to the left and run in an Easterly direction along a line tangent to the end of said curve, for a distance of 301.00 feet to a point of curve, said curve being concave in a Southwesterly direction and having a radius of

242.92 feet and central angle of 44 deg. 45'; thence turn an angle to the right and run along the arc of said curve for a distance of 189.73 feet to the end of said curve; thence turn an angle to the right and run along a line tangent to the end of said curve, in a Southeasterly direction for a distance of 278.00 feet to a point of curve, said curve being concave in a Northeasterly direction and having a radius of 451.07 feet and a central angle of 25 deg. 00'; thence turn an angle to the left and run along the arc of said curve for a distance of 196.82 feet to the end of said curve; thence turn an angle to the left and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 210.00 feet to a point of curve, said curve being concave in a Southwesterly direction and having a radius of 181.83 feet and a central angle of 30 deg. 45'; thence turn an angle to the right and run along the arc of said curve for a distance of 97.59 feet to the end of said curve; thence turn an angle to the right and run a Southeasterly direction along the line tangent to the end of said curve for a distance of 31.00 feet to a point of curve, said curve being concave in a Northeasterly direction and having a radius of 171.81 feet and a central angle of 38 deg. 30'; thence turn an angle to the left and run along the arc of said curve for a distance of 115.45 feet to the end of said curve; thence turn an angle to the left and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 245.00 feet; thence turn an angle to the right of 83 deg. 30' and run in a Southerly direction for a distance of 42.00 feet to a point of curve, said curve being concave in a Northeasterly direction and having a radius of 155.03 feet and central angle of 35 deg. 45'; thence turn an angle to the left and run along the arc of said curve for a distance of 96.73 feet to the end of said curve; thence turn an angle to the left and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 680.34 feet to a point of curve, said curve being concave in a Northeasterly direction and having a radius of 166.75 feet and a central angle of 33 deg. 23'; thence turn an angle to the left and run along the arc of said curve for a distance of 97.16 feet to the end of said curve; thence turn an angle to the left and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 490.17 feet to a point of curve, said curve being concave in a Northerly direction and having a radius of 130.80 feet and a central angle of 18 deg. 36'; thence turn an angle to the left and run along the arc of said curve for a distance of 42.46 feet to the end of said curve; thence turn an angle to the left and run in an Easterly direction along a line tangent to the end of said curve for a distance of 50.99 feet to a 50-foot radius point being the center of a circle, said 50-foot radius point or center of circle also being the ending point.
The road easement above described also extends 50 feet in all directions from said center of circle or 50-foot radius point.

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