

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Bobby Gene Shaner

411 DOGWOOD CIRCLE

(Address) BIRMINGHAM, AL 35244

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-88

WARRANTY DEED--Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-One 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 or we,

Hazel Grider and husband, Jimmy R. Grider

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Bobby Gene Shaner

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

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 1992 and subsequent years, restrictions, easements, rights of way, permits and roadways of record.

\$ 16,324.13 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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 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 hands(s) and seal(s), this 16th day of July, 1992

(Seal) Hazel Grider (Seal) Hazel Grider
(Seal) Jimmy R. Grider (Seal) Jimmy R. Grider

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hazel Grider and husband, Jimmy R. Grider 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 16th day of July, A. D., 1992

Peggy J. Letson Notary Public

W. E. H. F.

Inst # 1992-14282

EXHIBIT "A"

A part of the NW 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4, Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

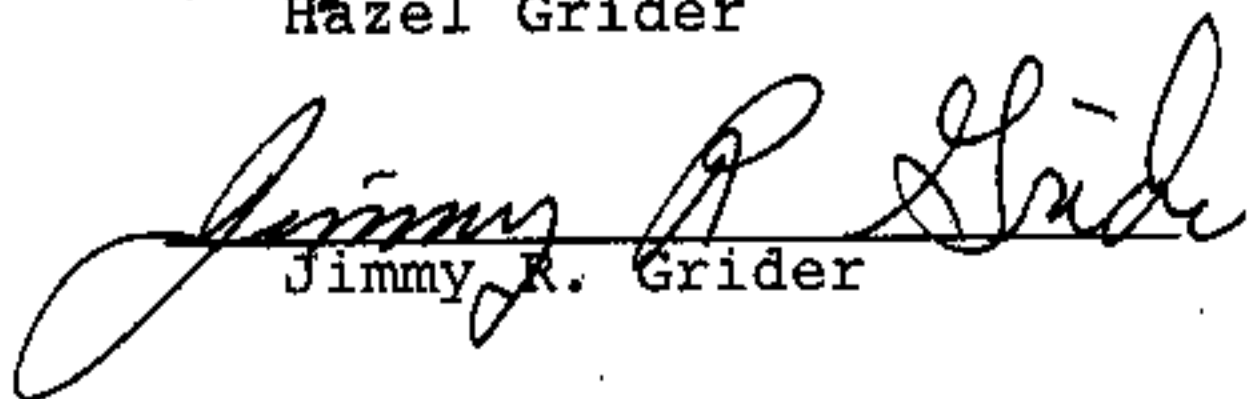
Commence at the NW corner of the NE 1/4 of NE 1/4, Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and run thence Southerly along the West line of the East 1/2 of the NE 1/4 of said Section 5, a distance of 2638.52 feet to the point on the North line of Shelby County Highway No. 22; thence turn an angle of 82 deg. 10 min. 19 sec. left and run easterly along said right of way line a distance of 100.37 feet to the Southwest corner of the Dogwood Community Center property; thence turn an angle of 95 deg. 30 min. 26 sec. to the left and run Northerly a distance of 210.0 feet to a point; thence turn an angle of 84 deg. 29 min. 34 sec. left and run Westerly a distance of 210.0 feet to a point; thence turn an angle of 84 deg. 29 min. 34 sec. right and run Northerly a distance of 420.0 feet to a point; thence turn an angle of 84 deg. 29 min. 34 sec. to the left and run Westerly a distance of 41.26 feet to the point of beginning of the property Parcel I, being described; thence continue along last described course a distance of 167.38 feet to a point; thence turn an angle of 87 deg. 17 min. 39 sec. right and run Northerly a distance of 20.24 feet to a point; thence turn an angle of 90 deg. 00 min. left and run Westerly a distance of 328.98 feet to a point on the West line of the W. E. Alexander Estate; thence turn an angle of 90 deg. 00 min. right and run Northerly a distance of 971.11 feet to a point in the center line of a branch; thence turn an angle of 114 deg. 56 min. 28 sec. right and run Southeasterly along centerline of said branch a distance of 109.31 feet to a point; thence turn an angle of 1 deg. 39 min. 27 sec. left and continue along centerline of branch a distance of 108.29 feet to a point; thence turn an angle of 10 deg. 18 min. 20 sec. right and continue along centerline of said branch a distance of 75.32 feet to a point; thence turn an angle of 18 deg. 01 min. 24 sec. left and continue along centerline of branch a distance of 65.98 feet to a point; thence turn an angle of 27 deg. 33 min. 33 sec. right and continue along centerline of branch a distance of 64.09 feet to a point; thence turn an angle of 23 deg. 53 min. 41 sec. left and continue along centerline of said branch a distance of 79.15 feet to a point; thence turn an angle of 77 deg. 26 min. 31 sec. right and run Southerly a distance of 795.80 feet to the point of beginning; being situated in Shelby County, Alabama.

A 20 foot non-exclusive easement for ingress and egress lying 10 feet either side of a centerline described as follows:

Commence at the NW corner of the NE 1/4 of the NE 1/4, Section 5, Township 22 South, Range 3 West, Shelby County, and run thence Southerly along the West line of the East 1/2 of the NE 1/4 of said Section 5, a distance of 2638.52 feet to a point on the North line of Shelby County Highway No. 22; thence turn an angle of 97 deg. 49 min. 41 sec. right and run Westerly along said right of way a distance of 229.23 feet to a point; thence turn an angle of 3 deg. 51 min. 58 sec. left and run Westerly along said right of way a distance of 90.40 feet to the point of beginning of the centerline of said 20 foot easement; thence turn an angle of 86 deg. 02 min. 17 sec. right and run a distance of 619.04 feet to a point; thence turn an angle of 45 deg. to the right and run a distance of 230 feet more or less, to the end of said centerline of said easement, which said point is on the West line of a parcel of land conveyed to James E. Alexander and Mandy L. Alexander.

SIGNED FOR IDENTIFICATION:


Hazel Grider


Jimmy R. Grider

Inst # 1992-14282

07/16/1992-14282
03:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DDE MCD 15.00