

STATE OF ALABAMA)
COUNTY OF SHELBY)

\$ 32,962.50

WARRANTY DEED

THIS INDENTURE made and entered into on this the 25 day of August, 1992, by and between EULA B. NIVENS, an unmarried woman, herein referred to as Grantor, and LOUIS DOUGLAS JOSEPH, a married man, a 2/3 undivided interest and JOHN ANTHONY JOSEPH, a married man, a 1/3 undivided interest herein referred to as Grantees.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) to it, cash in hand paid by the Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, has this day given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell and convey to the Grantees, the following described real estate lying and being situated in the County of Shelby, State of Alabama, to-wit:

"Commence at the Northwest corner of the South 1/2 of Northeast 1/4 of Southwest 1/4, Section 2, Township 20 South, Range 1 West; thence run Easterly along the North boundary line of said South 1/2 of Northeast 1/4 of Southwest 1/4 for a distance of 899.80 feet to the point of beginning; thence continue along the same line for a distance of 451.36 feet to a point at the Northeast corner of the said South 1/2 of Northeast 1/4 of Southwest 1/4; thence turn an angle of 91 degrees 10' 00" to the right and run Southerly along the East boundary line of said South 1/2 of Northeast 1/4 of Southwest 1/4 for a distance of 660.83 feet to a point at the Southeast corner of said South 1/2 of Northeast 1/4 of Southwest 1/4; thence turn an angle of 88 degrees 57' 59" to the right and run Westerly along the South boundary line of said South 1/2 of Northeast 1/4 of Southwest 1/4 for a distance of 1257.97 feet to a point; thence turn an angle of 73 degrees 09' 00" to the right and run Northwesterly for a distance of 191.20 feet to a point on the Southeast 40 foot right-of-way line of Shelby County Highway No. 47; thence turn an angle of 50 degrees 18' 12" to the right and run Northeasterly for a distance of 132.72 feet to a point on the said 40 foot right-of-way line of Shelby County Highway 47; thence turn an angle of 6 degrees 46' 04" to the left and run Northeasterly for a distance of 89.96 feet to a point on the said 40 foot right-of-way line of Shelby County Highway 47; thence turn an angle of 93 degrees 52' 00" to the right and leaving said right-of-way line, run Southeasterly a distance of 33.29 feet to a point; thence turn an angle of 22 degrees 40' 30" to the left and run in an Easterly direction for a distance of 184.41 feet to a point; thence turn an angle of 26 degrees 57' 00" to the left and run Northwesterly a distance of 90.14 feet to a point; thence turn an angle of 6 degrees 24' 17" to the left and run Northeasterly a distance of 275.38 feet to a point; thence turn an angle of 3 degrees 53' 53" to the right and run Northeasterly a distance of 268.31 feet to a point; thence turn an angle of 91 degrees 10' 32" to the left and run Northwesterly a distance of 88.10 feet to the point of beginning. Said parcel of land is lying in the South 1/2 of the Northeast 1/4 of Southwest 1/4, Section 2, Township 20 South, Range 1 West and contains 14.65 acres."

TO HAVE AND TO HOLD the above described real estate together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said Grantees, and unto their heirs and assigns, forever, in fee simple. And the Grantor does hereby covenant with and represent unto the Grantees that she is seized in fee of the lands above described; that the same is free of encumbrances; that she has a good and lawful right to sell and convey the warrant and defend the title to the same and the possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever. There are hereby excepted from all the foregoing warranties and covenants the following:

- (1) Lien for ad valorem taxes for taxable year beginning October 1, 1991, and payable October 1, 1992.

IN WITNESS WHEREOF, the Grantor, EULA B. NIVENS have caused these presents to be executed on the day and year first above written.

Eula B. Nivens (SEAL)
Eula B. Nivens

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Eula B. Nivens, who, being informed of the contents of the foregoing instrument, executed the same voluntarily on the day and year first above written.

Given under my hand and official seal this the 25th day of August, 1992.

Janey O. Kovach
Notary Public
My Commission Expires 2-24-94