

TITLE NOT EXAMINED

This instrument was prepared by  
(Name) J. Michael Joiner  
(Address) PO Box 1012, Alabaster, AL 35007

Send Tax Notice To:  Harper J. Whitman  
name  
367 Signal Trail  
address Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Barbara H. Whitman, an unmarried woman  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Harper J. Whitman and wife, Kelly L. Whitman

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

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 2 WEST AND RUN WEST ALONG THE SOUTH LINE OF SAID 1/4-1/4 FOR 1284.68 FEET; THENCE TURN 899' 38" RIGHT AND RUN FOR 294.66 FEET TO THE POINT OF BEGINNING AND THE NORTH R/W OF A 100' POWER LINE R/W; THENCE TURN 95° 05' 16" RIGHT AND RUN EASTERLY ALONG SAID POWER LINE R/W FOR 615.87 FEET; THENCE TURN 91° 06' 40" LEFT AND RUN FOR 173.78 FEET TO THE CENTERLINE OF A 20' EASEMENT; THENCE TURN 97° 00' 28" LEFT AND RUN WESTERLY ALONG SAID R/W FOR 37.93 FEET; THENCE TURN 23° 13' 31" RIGHT AND RUN FOR 81.01 FEET; THENCE TURN 14° 43' 47" LEFT AND RUN FOR 84.63 FEET; THENCE TURN 9° 50' 13" RIGHT AND RUN FOR 85.05 FEET; THENCE TURN 20° 22' 04" RIGHT AND RUN FOR 418.8 FEET; THENCE TURN 124° 41' 09" LEFT AND RUN FOR 409.12 FEET TO THE POINT OF BEGINNING. CONTAINING 3.55 ACRES MORE OR LESS.

ALSO A 20' EASEMENT FOR INGRESS AND EGRESS THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 2 WEST AND RUN NORTH ALONG THE EAST LINE OF SAID 1/4-1/4 FOR 438.16 FEET; THENCE TURN 90° LEFT AND RUN FOR 426.97 FEET TO THE CENTERLINE OF AN ESTABLISHED 20' EASEMENT; THENCE TURN 114° 53' 37" LEFT AND RUN FOR 39.65 FEET ALONG SAID ESTABLISHED EASEMENT TO THE POINT OF BEGINNING; THENCE TURN 139° 49' 42" RIGHT AND RUN FOR 103.03 FEET; THENCE TURN 45° 49' 51" LEFT AND RUN FOR 93.89 FEET; THENCE TURN 40° 51' 23" RIGHT AND RUN FOR 72.01 FEET TO THE BEGINNING OF AFORE DESCRIBED PROPERTY; THENCE TURN 23° 58' 30" LEFT AND RUN FOR 37.93 FEET; THENCE TURN 23° 13' 31" RIGHT AND RUN FOR 81.01 FEET; THENCE TURN 14° 43' 47" LEFT AND RUN FOR 84.63 FEET; THENCE TURN 9° 50' 13" RIGHT AND RUN FOR 85.05 FEET TO THE END OF SAID CENTERLINE OF SAID EASEMENT.

SUBJECT TO EXISTING EASEMENTS, TAXES, RESTRICTIONS, SET-BACK LINES, RIGHTS OF WAY, LIMITATIONS, IF ANY, OF RECORD.

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, I have hereunto set my hand(s) and seal(s), this 31<sup>st</sup> day of August, 1992

WITNESS:

(Seal) Barbara H. Whitman (Seal)  
Barbara H. Whitman  
(Seal) Inst # 1992-18506  
(Seal) 08/31/1992-18506  
12:03 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 ACB 20.50

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, J. Michael Joiner, a Notary Public in and for said County, in said State, hereby certify that Barbara H. Whitman 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 31<sup>st</sup> day of August, A. D., 1992

Anne J. Starnell  
Notary Public.