

This instrument was prepared by

Send Tax Notice To: Arthur W. Agee

(Name) Larry L. Halcomb, Atty. at Law

name

(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

16795 Highway 25

address

Columbiana, Alabama 35051

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 Sixty Nine Thousand Five Hundred and no/100 (\$69,500.00)-----DOLLARS

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

Joel Doss and wife, Mary H. Doss

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

Arthur W. Agee & Criscelia T. Agee

(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 legal description on attached Exhibit "A".

Subject to taxes for 1993, if any.

The grantors make no warranty of title as to minerals and mining rights.

Inst # 1993-09742

04/09/1993-09742
11:57 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 23.00

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 31st
day of March, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

Joel Doss (Seal)
Mary H. Doss (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Joel Doss and wife, Mary H. Doss, whose name S 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 31st day of March, A. D., 19 93.

Larry L. Halcomb

Notary Public.

EXHIBIT A

From the Northeast corner of the Northwest $\frac{1}{4}$ of Section 5, Township 22 South, Range 1 West, Shelby County, Alabama, proceed South $65^{\circ}11'$ West a distance of 209.35 feet; thence turn $20^{\circ}18'$ left and proceed South $44^{\circ}53'$ West a distance of 2543.85 feet to a point on the Northwestern R/W boundary of Alabama Highway #25; the point of beginning of herein described parcel of land; thence continue South $44^{\circ}53'$ West along said road boundary a distance of 412.96 feet to the P.C. of a curve concave right having a central angle of $06^{\circ}24'03''$ right and a tangent of 105.10 feet; thence proceed along the arc of said curve concave right a distance of 210.0 feet to the P.C. of a curve concave right having a central angle of $17^{\circ}22'52''$ right and a tangent of 287.33 feet; thence proceed along the arc of said curve concave right a distance of 570.25 feet to the P.T. of said curve; thence proceed South $68^{\circ}47'15''$ West along said R/W boundary a distance of 120.0 feet; thence turn $90^{\circ}00'$ right and proceed North $21^{\circ}12'45''$ West a distance of 750.0 feet; thence turn $96^{\circ}26'01''$ left and run 1410.91 feet to a point in the center of Camp Branch; thence turn $60^{\circ}53'32''$ right and proceed along the center of said branch a distance of 111.13 feet to a point in the center of said branch and being on the Southeasterly right of way boundary of the Southern Railroad; thence turn $85^{\circ}33'54''$ right and proceed along the Southeasterly R/W line of said railroad a distance of 1481.45 feet to a point on the South boundary of the Columbiana-Calera gravel road; thence turn $66^{\circ}57'39''$ right and run along the South line of said road a distance of 542.31 feet to the P.C. of a curve concave left having a central angle of $25^{\circ}17'10''$ and a tangent distance of 129.49 feet; thence proceed along the arc of said curve concave left a distance of 254.76 feet; thence proceed North $58^{\circ}56'31''$ East a distance of 177.56 feet to the P.C. of a curve concave right having a central angle of $69^{\circ}27'10''$ and a tangent of 210.14 feet; thence proceed along the arc of said curve concave right a distance of 367.51 feet; thence proceed South $51^{\circ}36'19''$ East along the Southerly boundary of said road a distance of 140.14 feet; thence turn $13^{\circ}19'16''$ left and run along said road boundary a distance of 66.29 feet; thence turn $23^{\circ}04'56''$ left and run along said road boundary a distance of 109.37 feet to a point on the South boundary of said road; thence turn $33^{\circ}00'02''$ right and leaving said road proceed South $55^{\circ}00'29''$ East a distance of 434.99 feet; thence turn $54^{\circ}39'49''$ right and proceed South a distance of 386.51 feet; thence turn $22^{\circ}19'29''$ left and run 101.36 feet to the point of beginning.

The above described property is located in the NW $\frac{1}{4}$ -NW $\frac{1}{4}$, the SW $\frac{1}{4}$ -NW $\frac{1}{4}$ of Section 5, Township 22 South, Range 1 West and the NE $\frac{1}{4}$ -NE $\frac{1}{4}$, the SE $\frac{1}{4}$ -NE $\frac{1}{4}$, the SW $\frac{1}{4}$ -NE $\frac{1}{4}$ of Section 6, Township 22 South, Range 1 West, Shelby County, Alabama.

LESS & EXCEPT the following described property:

From the Northeast corner of the Northwest $\frac{1}{4}$ of the Section 5, Township 22 South, Range 1 West, Shelby County, Alabama, proceed South $65^{\circ}11'$ West 209.35 feet; thence turn $20^{\circ}18'$ left and proceed South $44^{\circ}53'$ West a distance of 2543.85 feet to a point on the Northwest right of way boundary of Alabama Highway #25 and the point of beginning of herein described parcel of land; thence continue South $44^{\circ}53'$ West along said R/W line a distance of 250.0 feet; thence turn an angle of $90^{\circ}00'$ right and run Northwesterly a distance of 509.24 feet; thence turn an angle of $90^{\circ}27'40''$ right and proceed Northeasterly a distance of 535.95 feet; thence turn an angle of $79^{\circ}30'30''$ right and proceed Southeasterly a distance of 138.21 feet; thence turn an angle of $54^{\circ}39'49''$ right and proceed Southerly a distance of 386.51 feet; thence turn an angle of $22^{\circ}19'59''$ left and proceed Southeasterly a distance of 101.36 feet to the point of beginning.

The above described property is located in the West $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 5, Township 22 South, Range 1 West, Shelby County, Alabama.

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