

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Edmund P. Blackwell
161 Chestnut Lane
(Address) Maylene, Alabama 35114

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 Five Hundred and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Paul H. Blackwell, a married man

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

Edmund P. Blackwell and wife, Lynda S. Blackwell

(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.

Subject to taxes for 1994 and subsequent years, easements, restrictions,
rights of way, permits and minerals and mining rights of record.

Inst # 1994-06824

03/02/1994-06824
01:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS
SPOUSE.

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 28

day of February, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

Paul H. Blackwell (Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Paul H. Blackwell, a married man
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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 28 day of February, A.D., 19 94

Susan L. Stivers
Notary Public.

Inst # 1994-06824

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1, according to the survey of Chestnut Glen Estates, as recorded in Map Book 13, Page 77 in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that portion previously conveyed to Edmund P. Blackwell and wife, Lynda S. Blackwell, more particularly described as follows:

A part of Tract 1, according to the survey of Chestnut Glen Estates, as recorded in Map Book 13, Page 77 in the Probate Office of Shelby County, Alabama, being more particularly described as follows: Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 4 West; thence run Northwardly along the West line of said 1/4-1/4 for a distance of 46.74 feet to the SW corner of Lot 27, according to the Map of Chestnut Glen, Phase II, as recorded in Map Book 13, Page 17 in Probate Office; thence turn an angle to the right of 89 degrees 04 minutes 33 seconds and run along the South line of said Lot 27, for a distance of 275.14 feet to the point of beginning; thence continue along the last described course for a distance of 330.57 feet to the SE corner of said Lot 27, said point being the point of beginning of a curve to the left having a central angle of 31 degrees 28 minutes 08 seconds and a radius of 66.0 feet; thence run along the arc of said curve for a distance of 36.25 feet; thence turn an angle to the right of 61 degrees 15 minutes 37 seconds as measured from chord for a distance of 147.19 feet; thence turn an angle to the left of 44 degrees 36 minutes 06 seconds for a distance of 365.48 feet; thence turn an angle to the right of 89 degrees 04 minutes 33 seconds for a distance of 244.92 feet; thence turn an angle to the right of 90 degrees 55 minutes 27 seconds for a distance of 500.00 feet to the point of beginning.

ALSO, LESS AND EXCEPT that portion conveyed to Howard Ray Baker and Martha Mayo Baker, as recorded in Real Record 348, Page 636, in Probate Office.

A part of Tract 1, according to the survey of Chestnut Glen Estates, as recorded in Map Book 13, Page 77 in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

A part of the SE 1/4 of the SE 1/4 and a part of the NE 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 4 West, more particularly described as follows:

Commence at the Northwest corner of the SE 1/4 of the SE 1/4 of said Section 23; thence run South 00 degrees 44 minutes 10 seconds West along the West line of said 1/4-1/4 Section for a distance of 163.26 feet; thence turn an angle to the left of 90 degrees 55 minutes 26 seconds for a distance of 210.0 feet; thence turn an angle to the left of 89 degrees 04 minutes 34 seconds for a distance of 210.0 feet; thence turn an angle to the left of 90 degrees 55 minutes 26 seconds for a distance of 210.00 feet to the West line of said NE 1/4 of SE 1/4; thence turn an angle to the left of 89 degrees 04 minutes 34 seconds for a distance of 46.74 feet to the point of beginning.

Also, an easement for ingress and egress and utilities being described as follows:

Commence at the Northwest corner of said SE 1/4 of SE 1/4; thence run Northwardly along the West line thereof for a distance of 46.74 feet; thence turn an angle to the right of 89 degrees 04 minutes 34 seconds for a distance of 210.0 feet to the point of beginning of a 30.0 foot wide easement lying South of the following described line: thence continue along the last described course for a distance of 395.71 feet to the Westerly right of way of Chestnut Ridge Road and end of said easement.

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