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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) William L. Caldwell

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison

(Address) P.O. Box 822 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,

Howard Neil Bailey and wife, Tillie Dale Bailey
(herein referred to as grantors) do grant, bargain, sell and convey unto

William L. Caldwell and Reba Bailey Caldwell

(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

Inst # 1994-16403

05/20/1994-16403
01:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KJS 12.00

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

day of May, 19 94

WITNESS:

(Seal)

Howard Neil Bailey (Seal)
Howard Neil Bailey

(Seal)

Tillie Dale Bailey (Seal)
Tillie Dale Bailey

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Howard Neil Bailey and Tillie Dale Bailey 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 13th day of May, A.D., 19 94

NOTARY PUBLIC EXPIRES DECEMBER 23, 1994 Notary Public.

Inst # 1994-16403

EXHIBIT "A"

PARCEL I:

A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 10, Township 19 South, Range 2 West and being more particularly described as follows:

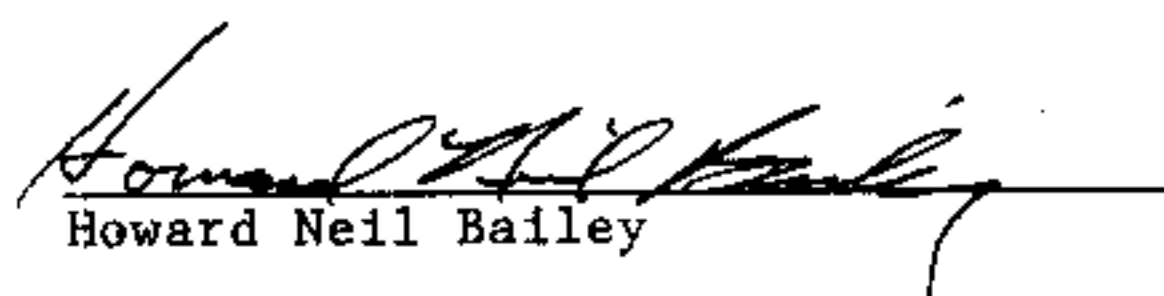
Commencing at the SE corner of said 1/4-1/4; thence North 01 degrees 01 minutes 52 seconds West a distance of 772.42 feet; thence South 33 degrees 11 minutes 08 seconds West a distance of 195.72 feet; thence South 75 degrees 07 minutes 08 seconds West a distance of 221.95 feet; thence North 01 degrees 55 minutes 53 seconds West a distance of 8.00 feet to the Northerly right-of-way of an unpaved road, said point also being The Point of Beginning; thence South 88 degrees 04 minutes 08 seconds West a distance of 55.00 feet to the point of a curve to the left, said curve having a radius of 222.50 feet; thence continue along the arc of said curve a distance of 130.93 feet, said arc being subtended by a chord which bears South 71 degrees 12 minutes 38 seconds West and a chord distance of 129.05 feet to the curve's end; thence South 54 degrees 21 minutes 08 seconds West and a distance of 19.66 feet; thence leaving said Northerly right-of-way on a bearing of North 01 degrees 55 minutes 52 seconds West a distance of 264.96 feet; thence North 88 degrees 04 minutes 08 seconds East a distance of 194.86 feet; thence South 01 degrees 55 minutes 52 seconds East a distance of 207.00 feet to The Point of Beginning.

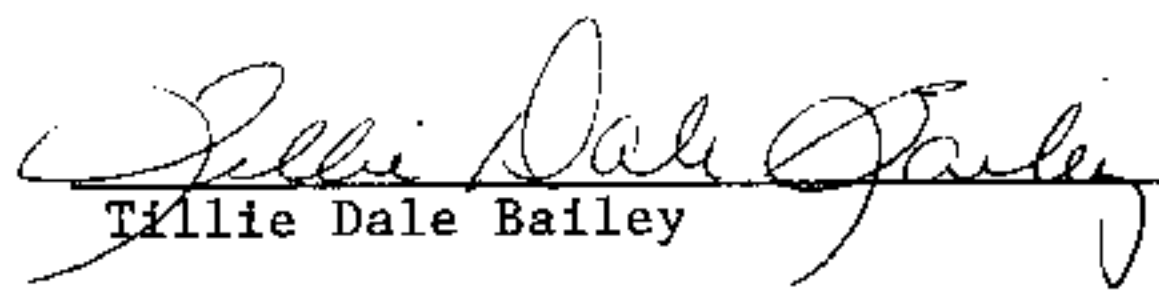
PARCEL II, a non-exclusive easement described as follows:

An Ingress and Egress Easement lying 8.00 feet each side of the following described centerline and situated in the NE 1/4 of the NW 1/4 of Section 10, Township 19 South, Range 2 West and being more particularly described as follows:

Commencing at the SE corner of said 1/4-1/4 and run North 01 degrees 01 minutes 52 seconds West a distance of 772.42 feet; thence South 33 degrees 11 minutes 08 seconds West a distance of 195.72 feet; thence South 75 degrees 07 minutes 08 seconds West a distance of 221.95 feet to The Point of Beginning of the following described easement; thence South 88 degrees 04 minutes 08 seconds West a distance of 55.00 feet to the point of a curve to the left having a radius of 214.50 feet and a central angle of 33 degrees 43 minutes 00 seconds and continue along the arc of said curve a distance of 126.23 feet, said arc being subtended by a chord which bears South 71 degrees 12 minutes 38 seconds West and a chord distance of 124.41 feet to the curve's end; thence South 54 degrees 11 minutes 08 seconds West a distance of 25.00 feet; thence continue along the last described course a distance of 140.55 feet; thence South 48 degrees 32 minutes 38 seconds West a distance of 158.72 feet to the point of a curve to the right having a radius of 354.05 feet and a central angle of 00 degrees 32 minutes 34 seconds; thence continue along the arc of said curve a distance of 3.35 feet, said arc being subtended by a chord which bears south 48 degrees 48 minutes 55 seconds West a chord distance of 3.35 feet to the point of a compound curve to the right having a radius of 354.05 feet and a central angle of 23 degrees 27 minutes 26 seconds; thence continue along the arc of said curve a distance of 144.95 feet; thence South 72 degrees 32 minutes 38 seconds West a distance of 57.48 feet more or less to the Northeasterly right-of-way of Caldwell Mill Road, said point being the end of said easement.

Situated in Shelby County, Alabama.


Howard Neil Bailey


Tillie Dale Bailey

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