

SEND TAX NOTICE TO:

(Name) J. B. Winslett and  
Bill Jett  
(Address) 121 South River Drive  
Shelby, Al. 35143

This instrument was prepared by

(Name) Wallace Ellis, Fowler & Head  
(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY-FIVE THOUSAND AND NO/100 (\$ 75,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, Leverne Carden, a widow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

J. B. Winslett and Bill Jett

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

PROPERTY SHOWN ON EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE  
A PART AND PARCEL HEREOF AS FULLY AS IF SET OUT HEREIN, WHICH IS  
SIGNED FOR IDENTIFICATION.

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 20<sup>th</sup>  
day of September, 1994.

(Seal)

Leverne Carden (Seal)  
(Leverne Carden)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Leverne Carden  
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 20<sup>th</sup> day of September, A. D., 1994.

Lamie Brasher  
Notary Public.

## LEGAL DESCRIPTION

## PARCEL 1:

Commence at the southwest corner of the NW 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama and run thence easterly along the south line of said NW 1/4 of the NE 1/4 and the NE 1/4 of the NE 1/4 a distance of 1,401.22 feet to the point of beginning of the property, Parcel 1, being described; thence continue along last described course 1,217.88 feet to a point on the edge of Lay Lake; thence turn 177 degrees 14 minutes 53 seconds left and run westerly along said edge of said Lake 62.60 feet to a point; thence turn 92 degrees 56 minutes 31 seconds right and run northerly 80.77 feet to a point; thence turn 43 degrees 53 minutes 29 seconds left and run northwesterly along said edge of said lake 45.01 feet to a point; thence turn 54 degrees 44 minutes 47 seconds left and run westerly along edge of said lake 141.96 feet to a point; thence turn 14 degrees 05 minutes 22 seconds right and run west-northwesterly along edge of said lake 200.80 feet to a point; thence turn 2 degrees 32 minutes 54 seconds left and run west-northwesterly 143.87 feet to a point; thence turn 65 degrees 42 minutes 15 seconds right and run northerly 118.51 feet to a point; thence turn 8 degrees 03 minutes 42 seconds right and run northerly 34.42 feet to a point; thence turn 95 degrees 04 minutes 02 seconds right and run easterly 96.49 feet to a point on the edge of Lay Lake; thence turn 65 degrees 27 minutes 51 seconds left and run northeasterly along edge of said lake 51.47 feet to a point; thence turn 27 degrees 59 minutes 57 seconds left and run along edge of said lake 42.46 feet to a point; thence turn 20 degrees 00 minutes 25 seconds right and run northerly along edge of said lake 78.37 feet to a point; thence turn 106 degrees 19 minutes 46 seconds left and run westerly 190.61 feet to a point; thence turn 5 degrees 55 minutes 39 seconds left and run west-southwesterly 158.57 feet to a point; thence turn 1 degree 32 minutes 10 seconds right and run west-southwesterly 193.44 feet to a point; thence turn 23 degrees 09 minutes 38 seconds right and run westerly 89.89 feet to a point; thence turn 91 degrees 36 minutes 45 seconds left and run south-southwesterly 478.50 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr. Alabama PLS # 9049, dated August 31, 1994.

## SUBJECT TO the following:

1. Transmission line permits to Alabama Power Company recorded in Deed Book 245, page 40; Deed Book 172, page 420; Deed Book 133, page 236; Deed Book 133, page 233; Deed Book 72, page 111, and Deed Book 72, page 108.
2. Easements to South Central Bell Telephone recorded in Deed Book 324, page 583 and Deed Book 314, page 775 in Probate Office.
3. Rights acquired by Alabama Power Company as recorded in Deed Book 237, page 32 in Probate Office.
4. Rights of others in and to the use of easement as shown on survey of Joseph E. Conn, Jr., Alabama PLS #9049, dated August 31, 1994, and revised September 14, 1994, the centerline of which is more particularly described as follows:

Commence at the SW corner of NW 1/4 of NE 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama and run thence Easterly along the South line of said NW 1/4 of NE 1/4 and NE 1/4 of NE 1/4 a distance of 1,401.22' to a point; thence turn 75 deg. 11' 56" left and run Northeasterly 385.97' to a point; thence turn 78 deg. 40' 11" left and run 57.49' to a point; thence turn 10 deg. 28' 30" left and run 133.35' to a point in the centerline of Shelby County Highway #71 and the point of beginning, on the centerline of the easement being described; thence turn 180 deg. 00' 00" right and run 133.35' to a point; thence turn 11 deg. 39' 28" left and run Easterly 581.20' to a point; thence turn 45 deg. 00' 00" right and run 38.17' to a point that is 23.16' East of the most northwesterly corner of Parcel No. 2 and the end of easement. The easement described herein shall have a uniform width of 20 feet.

SIGNED FOR

IDENTIFICATION:

*Leverne Carden*  
Leverne Carden

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