

SHELBY COUNTY ABSTRACT & TITLE CO., INC.P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130(Name) Michelle McFadden(Address) 319 NO. BURBANK DR.
BIRMINGHAM, ALA, 35226

This instrument was prepared by

(Name) Mike T. Atchison, AttorneyPost Office Box 822(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-46

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollars and the exchange of easementsto the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,
James B. McLester, Jr. and wife, Barbara W. McLester(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Michelle McFadden, as Executrix of the Estate of Iva Nora Arthur, deceased, Case No. CV91-454,
and Michelle McFadden, as Conservator for Violette Lorene Spence, Case No. CV93-300, both in
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:**EASEMENT NO. 1:**An easement 30-feet in width, lying 15 feet on either side of a centerline
described as follows:Commencing at the Northeast corner of Section 13, Township 20 South, Range 1
West; thence South 0 degrees 33 minutes 43 seconds West, a distance of 239.94
feet; thence North 89 degrees 26 minutes 17 seconds West, a distance of 1420.19
feet to the intersection of the North right of way line of Shelby County Road No.
49 and a dirt drive for the point of beginning; thence North 54 degrees 52
minutes 23 seconds East, a distance of 46.03 feet; thence North 69 degrees 44
minutes 28 seconds East, a distance of 40.42 feet; thence South 84 degrees 35
minutes 27 seconds East, a distance of 137.50 feet; thence South 82 degrees 12
minutes 48 seconds East, a distance of 64.30 feet; thence North 89 degrees 37
minutes 21 seconds East, a distance of 16.25 feet; thence North 76 degrees 12
minutes 08 seconds East, a distance of 50.45 feet; thence North 68 degrees 07
minutes 26 seconds East, a distance of 108.97 feet to the point of ending.See attached sheet for continuation of legal description
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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, we have hereunto set our hands(s) and seal(s), this 21st
day of October, 1994.

(Seal)

(Seal)
James B. McLester, Jr.

(Seal)

(Seal)
Barbara W. McLester

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that James B. McLester, Jr. and wife, Barbara W. McLester
whose names 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 21st day of October, A. D., 1994

William R. Jester

Notary Public.

EASEMENT NO. 2:

The North 15 feet of an easement 30-feet in width, lying 15 feet on either side of a centerline described as follows:

Commencing at the Northeast corner of Section 13, Township 20 South, Range 1 West; thence South 0 degrees 33 minutes 43 seconds West, a distance of 134.42 feet; thence North 89 degrees 26 minutes 17 seconds West, a distance of 952.24 feet to the point of beginning; thence North 72 degrees 13 minutes 47 seconds East, a distance of 75.44 feet; thence North 77 degrees 26 minutes 00 seconds East, a distance of 211.01 feet; thence North 71 degrees 59 minutes 18 seconds East, a distance of 66.78 feet; thence North 68 degrees 05 minutes 20 seconds East, a distance of 96.94 feet to the point of ending.

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