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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) Daniel E. McFadden

(Address) 319 North Burbank Drive  
Birmingham, AL 35226

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-13 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,

*CONSIDERATION FOR SERVICES RENDERED*

That in consideration of One Dollar and the Exchange of Easements DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Michelle McFadden, as Executrix of the Estate of Iva Nora Arthur, deceased, Case #91-454, and  
Michelle McFadden, as Conservator for Violette Lorene Spence, Case #93-300, both in Circuit  
Court of Shelby County, Alabama

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

Daniel E. McFadden and Lorene M. McFadden

(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 SHEET FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Grantees shall have the right to make improvements, including construction and  
maintenance of roads, over said easement.

Inst # 1994-32345

10/28/1994-32345  
12:15 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 SNA 14.00

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, I, in my representative capacities

have hereunto set my hand(s) and seal(s), this

day of October, 1994

WITNESSES:

Michelle McFadden Executrix

Michelle McFadden, as Executrix of the  
Estate of Iva Nora Arthur, deceased, (Seal)  
Case NO. CV-91-454, in the Circuit  
Court of Shelby County, Alabama (Seal)

Michelle McFadden Conservator

Michelle McFadden, as Conservator for  
Violette Lorene Spence, Case No. CV-93-300,  
in the Circuit Court of Shelby County,  
Alabama (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Michelle McFadden, whose name as Executrix of the Estate of Iva Nora Arthur,  
deceased, Case No. CV91-454, 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, in her capacity as such Executrix

Given under my hand and official seal this 28th day of October

A. D., 19 94

Sharon J. Tarrant

Notary Public.

EASEMENT NO. 3:

The South 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 952.54 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; thence continuing East along said line, a distance of 48.97 feet; thence North 79 degrees 13 minutes 17 seconds East, a distance of 38.53 feet; thence South 87 degrees 30 minutes 23 seconds East, a distance of 225.35 feet; thence South 77 degrees 44 minutes 12 seconds East, a distance of 55.30 feet; thence South 70 degrees 23 minutes 39 seconds East, a distance of 161.68 feet; thence South 51 degrees 49 minutes 26 seconds East, a distance of 72.70 feet; thence South 51 degrees 48 minutes 12 seconds East, a distance of 120.61 feet; thence South 44 degrees 38 minutes 33 seconds East, a distance of 104.25 feet; thence South 37 degrees 55 minutes 51 seconds East, a distance of 88.70 feet; thence South 68 degrees 07 minutes 49 seconds East, a distance of 68.72 feet; thence South 64 degrees 31 minutes 25 seconds East, a distance of 16.65 feet; thence South 77 degrees 00 minutes 03 seconds East, a distance of 25.22 feet; thence North 78 degrees 40 minutes 47 seconds East, a distance of 42.50 feet; thence North 57 degrees 28 minutes 47 seconds East, a distance of 32.10 feet; thence North 29 degrees 12 minutes 02 seconds East, a distance of 24.90 feet; thence North 43 degrees 34 minutes 31 seconds East, a distance of 29.31 feet to the point of ending.

Inst # 1994-32345

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CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
003 SRA 14.00

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Michelle McFadden, whose name as Conservator for Violette Lorene Spence, Case No. CV-93-300, in the Circuit Court of Shelby County, Alabama, 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, in her capacity as such Conservator.

Given under my hand and official seal, this 8<sup>th</sup> day of October, 1994.

  
Notary Public

My commission expires:

*March 25, 1995*

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