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SEND TAX NOTICE TO:

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Aaron Channell

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Alabama 35051

Form 1-1-37 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 Five hundred and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we,  
Benny B. Hicks and wife, Linda E. Hicks

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

Aaron N. Channell, Estelle Channell, Randall L. Channell, Donna Channell, Ricky W. Channell

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Benny Hicks  
P.O. Box 55564  
B'Ham AL 35255

Inst # 1995-15891

06/13/1995-15891  
10:40 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE HED 14.50

The intent of this document is to create new easements between grantors and grantee herein across property in SE 1/4 of NE 1/4 of Section 26, Township 20, Range 4 West. Preexisting easements are being terminated by separate document.

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 6th day of April, 1995

(Seal)

Benny B. Hicks

(Seal)

(Seal)

Linda E. Hicks

(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 Benny B. Hicks and Linda E. Hicks 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 6th day of April, A. D., 1995

EXHIBIT "A"

EASEMENT A

30-foot easement for ingress and egress described as follows:  
Commence at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 20 South, Range 4 West; thence run South 89 degrees 56 minutes 30 seconds West, along the North line of said 1/4-1/4 a distance of 461.46 feet to the point of beginning; thence run South 13 degrees 11 minutes 01 seconds East a distance of 180.67 feet; thence run South 16 degrees 08 minutes 54 seconds East a distance of 226.76 feet to a point on the North line of Shelby County Road No. 13; thence run North 68 degrees 08 minutes 58 seconds West a distance of 38.07 feet; thence run North 16 degrees 08 minutes 57 seconds West a distance of 204.00 feet; thence run North 13 degrees 11 minutes 01 seconds West a distance of 188.54 feet; thence run North 89 degrees 56 minutes 30 seconds East a distance of 30.80 feet to the point of beginning.

EASEMENT B

30-foot easement for ingress and egress described as follows:  
Commence at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 20 South, Range 4 West; thence run South 89 degrees 56 minutes 30 seconds West a distance of 492.26 feet to the point of beginning; thence continue South 89 degrees 56 minutes 30 seconds West a distance of 206.13 feet; thence run South 0 degrees 03 minutes 30 seconds East a distance of 30.00 feet; thence run North 89 degrees 56 minutes 30 seconds East a distance of 213.13 feet; thence run North 13 degrees 11 minutes 01 seconds West a distance of 30.80 feet to the point of beginning.

Inst # 1995-15891

06/19/1995-15891  
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002 MCD 14.50