

This form furnished by: **Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571  
FAX 833-1577

Riverchase Office  
(205) 988-5600  
FAX 988-5905

This instrument was prepared by:

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

Send Tax Notice to:

(Name) \_\_\_\_\_  
(Address) 320 Joseph Drive  
Columbiana, AL 35051

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One One Thousand DOLLARS  
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,  
L. Douglas Joseph and J. Anthony Joseph  
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto  
Ashley Brooke Joseph and undivided one-half interest in and to  
(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Attached hereto as Exhibit "A" and made a part hereof as if written herein.

Subject to easements of record.

This is not the homestead of the grantors

Inst # 1995-29459

10/16/1995-29459  
03:36 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCB 14.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 12<sup>th</sup>  
day of October, 19 95.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

L. Douglas Joseph (Seal)  
L. Douglas Joseph

J. Anthony Joseph (Seal)  
J. Anthony Joseph

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 L. Douglas Joseph and J. Anthony Joseph, 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 12<sup>th</sup> day of October, 19 95

My Commission Expires:

Martha B. Simpson  
Notary Public

Inst # 1995-29459

From the accepted Northeast corner of the SE 1/4 of NW 1/4 of Section 26, Township 20 South, Range 1 West, run thence West along the accepted North boundary of said SE 1/4 of NW 1/4 a distance of 679.54 feet; thence turn 86 deg. 19 min. 28 sec. left and run 241.16 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 420.23 feet; thence turn 91 deg. 43 min 50 sec. left and run 473.40 feet; thence turn 83 deg. 13 min. 54 sec. left and run 342.81 feet; thence turn 90 degrees 00 minutes left and run 90.0 feet; thence turn 90 degrees 00 minutes left and run 80.0 feet; thence turn 90 deg. 00 min. right and run 250.0 feet thence turn 90 deg. 00 min. right and run 100.0 feet; thence turn 90 deg. 00 min. left and run 167.0 feet to the point of beginning of herein described parcel of land.

Also a 60.0 foot easement for ingress and egress and utilities more particularly described as follows: From the Northwest corner of the above described parcel of land run thence East along the North boundary of said parcel a distance of 60.36 feet to the point of beginning of the centerline of herein described easement; thence turn 119 deg. 48 min. 24 sec. left and run 220.61 feet along said easement centerline and the following courses: 42 deg. 56 min. 44 sec. left for 138.31 feet thence 19 deg. 10 min 16 sec. right for 29.99 feet; 07 deg. 05 min. 25 sec. right for 197.86 feet; 00 deg. 19 min. 30 sec. right for 233.45 feet; 15 deg. 58 min. 25 sec. right for 100.86 feet; 17 deg. 30 min. 14 sec. right for 232.44 feet; 19 deg. 48 min. 44 sec. left for 94.80 feet; thence turn 08 deg. 53 min. 50 sec. left and run along said easement centerline a distance of 317.72 feet to a point of termination in the center of County paved road No. 47.

All being situated in Shelby County, Alabama.

From the accepted Northeast corner of the SE 1/4 of NW 1/4 of Section 26, Township 20 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence West along the North boundary of said SE 1/4 of NW 1/4 a distance of 679.54 feet; thence turn 86 deg. 19 min. 28 sec. left and run 241.16 feet; thence turn 01 deg. 28 min. 53 sec. left and run 420.23 feet; thence turn 91 deg. 43 min. 50 sec. left and run 696.51 feet to a point on the East boundary of aforementioned SE 1/4 of NW 1/4; thence turn 89 deg. 12 min. 29 sec. left and run 666.40 feet to the point of beginning of herein described parcel of land.

LESS AND EXCEPT the following 3.78 acres: From the accepted Northeast corner of the SE 1/4 of NW 1/4 of Section 26, Township 20 South, Range 1 West, run thence West along the accepted North boundary of said SE 1/4 of NW 1/4 a distance of 679.54 feet; thence turn 86 deg. 19 min. 28 Sec. left and run 241.16 feet to the point of beginning of herein excepted parcel; thence continue along said course a distance of 420.23 feet; thence turn 91 deg. 43 min. 50 sec. left and run 473.40 feet; thence turn 83 deg. 13 min. 54 deg. left and run 342.81 feet; thence turn 90 deg. 00 min. left and run 90.0 feet; thence turn 90 deg. 00 min. right and run 250.0 feet; thence turn 90 deg. 00 min. right and run 100.0 feet; thence turn 90 deg. 00 min. left and run 167.0 feet to the point of beginning of herein described excepted parcel.

Also a 60.0 foot easement for ingress, egress and utilities, being more particularly described as follows: From the accepted Northeast corner of the SE 1/4 of NW 1/4, run thence West along the North boundary of said SE 1/4 of NW 1/4 a distance of 679.54 feet; thence turn 86 deg. 19 min. 28 sec. left and run 241.16 feet; thence turn 01 deg. 28 min. 53 sec. left and run 36.56 feet to the point of beginning of the centerline of said 60.0 foot easement; thence turn 124 deg. 50 min. 40 sec. right and run 147.34 feet along said easement centerline and the following courses: 42 deg. 56 min. 44 sec. left for 138.31 feet thence 19 deg. 10 min. 16 sec. right for 229.99 feet; thence 07 deg. 05 min. 25 sec. right for 197.86; thence 00 deg. 19 min. 30 sec. right for 233.45 feet; thence 15 deg. 58 min. 25 sec. right for 100.86 feet; thence 17 deg. 30 min. 14 sec. right for 232.44 feet; thence 19 deg. 48 min. 44 sec. left for 94.80 feet; thence turn 08 deg. 53 min. 50 sec. left and run 317.72 feet to a point of termination of herein described easement centerline at a point in the centerline of the County paved road No. 47.

PARCEL II:

North 12 1/2 acres of E 1/2 of SE 1/4 of SW 1/4, Section 23, Township 20 South, Range 1 West; LESS AND EXCEPT the North 5 acres which was heretofore conveyed to Phillips; situated in Shelby County, Alabama.

Parcel III: My undivided interest in and to the following:  
SE 1/4 of NE 1/4 of NW 1/4, Section 26, Township 20 South, Range 1 West  
SE 1/4 of SW 1/4 of NE 1/4 of NW 1/4 Sec. 26, Ts 20 South, Range 1 West  
All being situated in Shelby County, Alabama.

Inst # 1995-29459

10/16/1995-29459  
03:36 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 14.50