

THIS DOCUMENT WAS PREPARED BY:  
Mary Douglas Hawkins  
CORRETTI & NEWSOM  
1804 7th Avenue North  
Birmingham, Alabama 35203

THE STATE OF ALABAMA )  
SHELBY COUNTY )

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY ONE THOUSAND FOUR HUNDRED and NO/100 (\$21,400.00) DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **NANCEE T. OLIVER**, as Trustee of **Leola R. Tipper Testamentary Trust** as evidenced in the Will of **Leola R. Tipper** Case Number 117547 in the Office of the Judge of Probate of Jefferson County, Alabama (hereinafter referred to as Grantor), does hereby grant, bargain, sell and convey unto **JAMES D. OLIVER** and wife, **NANCEE T. OLIVER** (hereinafter referred to as Grantees), as joint tenants, with right of survivorship, the following described real property, located and situated in Shelby County, Alabama, to-wit:

Commence at the Southwest Corner of Section 5, Township 22 South, Range 1 East; thence run easterly along the south line of said Section for 861.65 feet to a point on the northwest right-of-way line of County Highway #61; thence turn an angle of 48°56'40" to the left and run northeasterly along said right-of-way being along a curve to the left, having a radius of 1869.86 feet and a central angle of 10°10'30", for an arc distance of 332.07 feet; thence continue along said right-of-way for 734.58 feet to an iron; thence turn an angle of 90°36'25" to the left and run 277.13 feet to the point of beginning of the parcel herein described; thence continue along the last described course for 600.10 feet to an iron; thence turn an angle of 30°18'31" to the left and run 389.44 feet to an iron; thence turn an angle of 89°30'08" to the right and run 311.92 feet to an iron; thence turn an angle of 89°35' to the left and run 301.69 feet to an iron, being a point on the west boundary line of Section 5, Township 22 South, Range 1 East; thence turn an angle of 89°28'58" to the right and run along said west boundary of said Section 5 for 43.31 feet to an iron; thence turn an angle of 90°34'06" to the right and run 1355.32 feet to an iron; thence turn an angle of 89°15'56" to the right and run 182.60 feet to an iron; thence turn an angle of 58°19' to the left and run 163.00 feet to a ditch; thence turn an angle of 100°13'28" to the right and run along said ditch for 71.74 feet; thence turn an angle of

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4°39'51" to the left and continue along said ditch for 304.72 feet; thence turn an angle of 60°04'16" to the left and continue along said ditch for 26.64 feet; thence turn an angle of 68°07'55" to the right and continue along said ditch for 96.19 feet to the point of beginning. Said parcel is lying in the Southwest Quarter of Section 5, Township 22 South, Range 1 East, and contains 11.77 acres.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT:

Commence at the Southwest corner of Section 5, Township 22 South, Range 1 East; thence run easterly along the south line of said Section for 861.65 feet to a point on the northwest right-of-way line of County Highway #61; thence turn an angle of 48°56'40" to the left and run northeasterly along said right-of-way being along a curve to the left, having a radius of 1869.86 feet and a central angle of 10°10'30", for an arc distance of 332.07 feet; thence continue along said right-of-way for 1229.01 feet to the point of beginning of the centerline of the easement herein described; thence turn an angle of 104°23'41" to the left and run 97.82 feet; thence turn an angle of 5°03'31" to the right and run 73.20 feet; thence turn an angle of 12°53'35" to the right and run 70.15 feet to the point of ending of said centerline of said easement, being on the centerline of an existing bridge over a ditch; said easement shall be 10 feet on each side of the above described centerline.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT:

Commence at the Southwest corner of Section 5, Township 22 South, Range 1 East; thence run easterly along the south line of said Section for 861.65 feet to a point on the northwest right-of-way line of County Highway #61; thence turn an angle of 48°56'40" to the left and run northeasterly along said right-of-way being along a curve to the left, having a radius of 1869.86 feet and a central angle of 10°10'30", for an arc distance of 332.07 feet; thence continue along said right-of-way for 734.58 feet to an iron, being the point of beginning of the easement herein described; thence turn an angle of 90°36'25" to the left and run 277.13 feet to the point of ending of said easement; said easement shall be 30 feet in width with the above described line being the southwest boundary line of said 30-foot wide easement. Said easement is lying in the Southwest Quarter of Section 5, Township 22 South, Range 1 East.

TO HAVE AND TO HOLD to the said Grantees, as joint tenants, with right of survivorship, their heirs, personal representatives 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.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal this the 16th day of November, 1995.

Nancee T. Oliver (SEAL)  
NANCEE T. OLIVER, as Trustee of  
Leola R. Tipper Testamentary  
Trust as evidenced in the Will  
of Leola R. Tipper Case Number  
117547 in the Office of the  
Judge of Probate of Jefferson  
C o u n t y ,     A l a b a m a

THE STATE OF ALABAMA     )  
JEFFERSON COUNTY     )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nancee T. Oliver, whose name as Trustee of Leola R. Tipper Testamentary Trust as evidenced in the Will of Leola R. Tipper Case Number 117547 in the Office of the Judge of Probate of Jefferson 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 in her capacity as such Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of November, 1995.

E. Kay Hawace  
Notary Public  
My commission expires: 11-28-96

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