

This instrument was prepared by:

(Name) Kathy Joseph(Address) Columbiana, Al. 35051

Send Tax Notice to:

(Name) X Douglas Joseph(Address) X 1998 Hwy 69  
X Columbiana AL 35051**WARRANTY DEED****STATE OF ALABAMA**SHELBY**COUNTY****KNOW ALL MEN BY THESE PRESENTS,**That in consideration of Eighty Thousand and no/100----- 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 us,  
L. Douglas Joseph and Tracie Sanders

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

L. Douglas Joseph, an undivided 1/3rd interest; George Dreher, an undivided 1/3rd interest; and  
Frank Bragan, an undivided 1/6th interest; and Paul Dreher, an undivided 1/6th interest  
(herein referred to as grantee, whether one or more), the following described real estate, situated inShelbyCounty, Alabama, to-wit:SE 1/4 of SE 1/4 of Section 14, Township 20 South, Range 1 West, Shelby County, Alabama.

Also a 60 foot easement for ingress, egress and installation of public utilities, being 30 feet on either side of a center line over and across a part of the North 1/2 of NE 1/4 of Section 23, Township 20 South, Range 1 West, said center line being more particularly described as follows: To find the point of beginning start at the Northeast corner of the NW 1/4 of the NE 1/4 and run South 89 deg. 14 min. 19 sec. West and along the North boundary of said forty for a distance of 8.74 feet to the point of beginning of the center line described herein; thence run South 12 deg. 02 min. 09 sec. East and along said center line for a distance of 21.87 feet to the P.C. of a curve having a delta angle of 12 deg. 57 min. 39 sec. right and a radius of 440.18 feet; thence run South 5 deg. 33 min. 19 sec. East and along said curve for an arc distance of 99.57 feet (99.36 feet chord) to the P.T. of said curve; thence run South 00 deg. 55 min. 31 sec West and along said center line for a distance of 159.63 feet to the P.C. of a curve having a delta angle of 15 deg. 41 min. 47 sec. right and a radius of 362.74 feet; thence run South 8 deg. 46 min. 24 sec. West and along said curve for an arc distance of 99.37 feet (99.06 feet chord) to the P.T. of said curve; thence run South 16 deg. 37 min. 18 sec. West and along said curve for a distance of 41.56 feet to the P.C. of a curve having a delta angle of 14 deg. 52 min. 14 sec. left and a radius of 383.13 feet; thence run South 9 deg. 11 min. 11 sec. West and along said curve for an arc distance of 99.44 feet (99.16 feet chord) to the P.T. of said curve; thence run South 1 deg. 45 min. 04 sec. West and along said center line for a distance of 204.01 feet to the P.C. of a curve having a delta angle of 29 deg. 11 min. 02 sec. right and a radius of 192.06 feet; thence run South 16 deg. 20 min. 35 sec. West and along said curve for an arc distance of 97.83 feet (96.77 feet chord) to the P.T. of said curve; thence run South 30 deg. 56 min. 06 sec. West and along said center line for a distance of 42.79 feet to the point of ending of the center line described herein, said point lying in the center line of a gravel county road.

THIS IS NOT THE HOMESTEAD OF THE GRANTORS OR THEIR RESPECTIVE SPOUSE.

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 \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_.

(Seal)

(Seal)

(Seal)

L. Douglas Joseph (Seal)Tracie Sanders (Seal)

(Seal)

**STATE OF ALABAMA**Shelby**County****General Acknowledgment**

I, \_\_\_\_\_ the undersigned \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that L. Douglas Joseph and Tracie Sanders, 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 \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_.

My Commission Expires:

Notary Public

01/22/1996-02088  
10:07 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
JAN 23 1996