

3500

TITLE NOT EXAMINED  
PREPARED WITHOUT BENEFIT OF SURVEY, LEGAL DESCRIPTION FURNISHED  
BY GRANTORS

Prepared by  
Joel C. Watson, Attorney at Law  
PO Box 987, Alabaster, Alabama 35007

Inst # 1996-03293

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WARRANTY DEED, TO SOLE GRANTEE

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STATE OF ALABAMA)  
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,  
That in consideration of TEN DOLLARS to the undersigned grantor or grantors in hand paid  
by the grantees herein, the receipt whereof is acknowledged we/I,

Thomas R. Rhoden And Wife Cynthia Faye Rhoden

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

Ronald Eugene Rhoden

(herein referred to as Grantee) the following described real estate, to wit:

SEE EXHIBITS A AND B FOR LEGAL DESCRIPTION  
SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND MORTGAGES  
OF RECORD.

Subject to Easements, Restrictions and Rights of Way of Record.

TO HAVE AND TO HOLD, to the said GRANTEE in fee simple, and to the heirs and  
assigns of such grantee forever, together with every contingent remainder and right of  
reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators  
convenant with the said GRANTEE, their heirs and assigns, that I am (we are) lawfully  
seized in fee simple of said premises; that they are free from all encumbrances;

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.

01/31/1996-03293  
02:00 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 HCD 17.00

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this  
29th day of January, 1996.

WITNESS:

Angela Norton Thomas R Rhoden  
Grantor

Jee (Wiley) Cynthia Faye Rhoden  
Grantor

STATE OF ALABAMA)  
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas R. Rhoden And Wife Cynthia Faye Rhoden whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of January A.D.  
19 96.

Angela Norton  
NOTARY PUBLIC

MY COMMISSION EXPIRES 8-9-99

Exhibit "A"

A part of the SE 1/4 of the NE 1/4, Section 2, Township 20 South, Range 2 West and a part of the NE 1/4 of the SE 1/4, Section 2, Township 20 South, Range 2 West, Shelby County, Alabama and more particularly described as follows:

Commence at the Southeast corner of Section 2, Township 20 South, Range 2 West, Shelby County, Alabama, thence run Northerly along the East line of said Section 2 a distance of 2,595.80 feet to the North line of the NE 1/4 of the SE 1/4 of said Section 2, thence turn an angle of 87 deg. 51 min. 04 sec. to the left and run Westerly along the 1/4-1/4 line a distance of 480.53 feet to a point on the West right of way line of the Atlantic Coast Line railroad right of way and the point of beginning of the property being described, thence turn an angle of 42 deg. 40 min. 04 sec. to the left to chord and run Southwesterly along the said railroad right of way line a chord distance of 162.31 feet to a point, thence turn an angle of 42 deg. 40 min. 04 sec. to the right from chord and run Westerly parallel with and 110.0 feet South of the North line of the NE 1/4 of the SE 1/4 of said Section 2 a distance of 107.09 feet to a point on the East right of way line of Shelby County Highway Number 11, thence turn an angle of 118 deg. 54 min. 0 sec. to the right to chord and run Northeasterly along the said east line of said highway a chord distance of 328.97 feet to a point, thence turn an angle of 61 deg. 06 min. 0 sec. to the right from chord and run Easterly parallel with and 178.0 feet North of the South line of the SE 1/4 of the NE 1/4 of said Section 2 a distance of 241.82 feet to a point on the West right of way line of said Atlantic Coast Line railroad, thence turn an angle of 134 deg. 24 min. 30 sec. to the right to chord and run Southwesterly along the said West right of way line of said railroad a chord distance of 249.17 feet to the point of beginning; being situated in Shelby County, Alabama.

Signed for Identification:

TRR  
Thomas Ray Rhoden

CFR  
Cynthia Faye Rhoden

A plot of land lying partially in the SE 1/4 of the NE 1/4 of Section 2, Township 20, Range 2 West, and partially in the NE 1/4 of the SE 1/4 of Section 2, Township 20, Range 2 West and being bounded as follows:

On the north by a line parallel with and 178 feet north of the south line of the SE 1/4 of the NE 1/4; on the east by the northwest right of way of the Atlantic Coastline Railroad; on the south by a line parallel with and 110 feet south of the north line of the NE 1/4 of the SE 1/4; and on the west by the southeast right of way line of Shelby County Highway 11; together with the house thereon.

Also, one-half interest in one water well, pump and tank, lying in NE 1/4 of the SE 1/4 of Section 2, Township 20, Range 2 West, lying north of Atlantic Coastline Railroad and south of Shelby County Highway 11.

01/31/1996-03293  
02:00 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 17.00