

This instrument was prepared by

(Name) Clayton T. Sweeney, Attorney at Law
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Send Tax Notice To: Ron Owens
Suzanne Owens
name 5302 Harvest Ridge Lane
Birmingham, AL 35242
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty Thousand and No/100's DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Churacre, an Alabama General Partnership

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

Ron Owens and Suzanne Owens

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto to and made a part hereof

\$140,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to:

Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996.

Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs 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.

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, he have hereunto set his hand(s) and seal(s), this 9th day of February, 1996.

WITNESS:

(Seal)
(Seal)
(Seal)

Churacre, an Alabama General Partnership

by: Greg A. Church, General Partner (Seal)

(Seal)
(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ signed to the foregoing conveyance, and who _____ knows to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19 _____

184/04/1996-10931
18:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 18.00

Notary Public

Inst 1996-10931

State of Alabama)
County of Jefferson)

I the undersigned, a Notary Public in and for said County and for said State, hereby certify that Greg A. Church, whose name as General Partner of Churacre, an Alabama General Partnership, is signed to the foregoing conveyance and who is know to me , acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Partner, and with full authority, executed the same voluntarily for and as the act of said Partnership acting in his capacity as general partner of said General Partnership.

Given under my hand and official seal of office this the 9th day of February, 1996.


Notary Public

My commission expires: 7/16/96

EXHIBIT "A"

From the NW corner of Section 23, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence East along the North boundary of said Section 23 a distance of 2308.73 feet to a point in the centerline of a 60.0 foot easement for ingress, egress and utilities; thence turn 134 deg. 07 min. 21 sec. right and run along the centerline of said easement a distance of 128.93 feet and the following courses; 08 deg. 44 min. left for 188.54 feet; 13 deg. 58 min. 30 sec. right for 323.69 feet; 15 deg. 35 min. 30 sec. left for 265.89 feet; 05 deg. 37 min. 50 sec. right for 165.02 feet; 12 deg. 54 min. 55 sec. left for 201.28 feet; 10 deg. 38 min. left for 175.59 feet; 12 deg. 24 min. 30 sec. right for 104.89 feet; thence turn 06 deg. 03 min. 54 sec. right and run 99.24 feet along said easement centerline to a point on the South boundary of the NE 1/4 of NW 1/4 of Section 23, Township 19 South, Range 1 West; thence turn 55 deg. 25 min. 49 sec. right and run 17.49 feet to the SW corner of said NE 1/4 of NW 1/4; thence turn 89 deg. 02 min. 59 sec. right and run 664.69 feet to the SE corner of the North 1/2 of the NW 1/4 of NW 1/4 of said Section 23; thence turn 89 deg. 00 min. 07 sec. left and run 1326.44 feet to the SW corner of said North 1/2 of said NW 1/4 of NW 1/4; thence turn 89 deg. 17 min. 50 sec. right and run 669.13 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

TOGETHER WITH 60.0 FOOT EASEMENT FOR INGRESS, EGRESS & UTILITIES:

60.0 Foot Easement for Ingress, Egress & Utilities Centerline Description to-wit:

From the S.W. corner of the NE 1/4-NW 1/4 of Section 23, T19S-R1W, run thence East along the South Boundary of said NE 1/4-NW 1/4 a distance of 17.49 feet to the point of beginning of the centerline of herein described easement for ingress and egress and utilities; thence turn 55 deg. 25' 49" left and run 99.24 feet along said easement centerline and the following courses; 06 deg. 03' 54" left for 104.89 feet; 12 deg. 24' 30" left for 175.59 feet; 10 deg. 38' right for 201.28 feet; 12 deg. 54' 55" right for 165.02 feet; 05 deg. 37' 50" left for 265.89 feet; 15 deg. 35' 30" right for 323.69 feet; 13 deg. 58' 30" left for 188.54 feet; 08 deg. 44' right for 128.93 feet to a point on the North boundary of aforementioned Section 23; thence turn 180 deg. 00' right and run along said easement centerline a distance of 50.72 feet; thence turn 92 deg. 06' 49" left and continue along said easement centerline a distance of 64.81 feet and the following courses; 54 deg. 49' 11" right for 141.23 feet; 12 deg. 33' 27" left for 110.76 feet; 20 deg. 34' 50" left for 169.50 feet; 15 deg. 05' 36" right for 86.16 feet; 36 deg. 33' 41" right for 166.53 feet; 29 deg. 09' 29" left for 97.38 feet; 14 deg. 44' 38" left for 198.02 feet; 16 deg. 40' 30" left for 276.22 feet; 34 deg. 30' 41" left for 274.24 feet to a point on the South boundary of the NW 1/4-NE 1/4 of aforementioned Section 23; thence turn 02 deg. 14' 58" right and continue along said easement a distance of 473.26 feet to the P.C. of a curve concave right, having a delta angle of 65 deg. 53' 34" and tangents of 100.0 feet and a centerline arc distance of 177.45 feet to the P.T.; thence along the tangent centerline a distance of 96.95 feet; thence turn 122 deg. 12' 30" left and run 760.84 feet along said easement centerline to a point on the North boundary of the SW 1/4-NE 1/4 of Section 23, T19S-R1W; thence turn 180 deg. 00' right and run 760.84 feet along said easement centerline; thence turn 57 deg. 47' 30" left and run 338.44 feet along said easement centerline; thence turn 02 deg. 42' 42" right and run 588.77 feet to the PC of a curve concave left, having a delta angle of 46 deg. 35' 43" and tangents of 75.0 feet and a centerline arc distance of 141.64 feet to the PT; thence along the tangent centerline a distance of 77.80 feet; thence turn 116 deg. 34' 50" left and run 68.62 feet along said easement centerline; thence turn 180 deg. 00' right and run 211.45 feet along said easement centerline to the PC of a curve concave right, having a delta angle of 17 deg. 17' 51" and tangents of 80.0 feet and a centerline arc distance of 158.78 feet to the PT; thence along the tangent centerline a distance of 301.63 feet to the PC of a curve concave left, having a delta angle of 27 deg. 09' 45" and tangents of 80.0 feet and a centerline arc distance of 156.99 feet to the PT; thence along the tangent centerline a distance of 214.77 feet to the PC of a curve concave right, having a delta angle of 30 deg. 36' 35" and tangents of 80.0 feet and a centerline arc distance of 156.18 feet to the PT; thence along the tangent centerline a distance of 39.20 feet to the PC of a curve concave left, having a delta angle of 27 deg. 45' 20" and tangents of 75.0 feet and a centerline arc distance of 147.06 feet to the PT; thence along the tangent centerline a distance of 308.97 feet; thence turn 154 deg. 51' 35" left and run 278.49 feet along said easement centerline; thence turn 06 deg. 48' right and run 213.47 feet along said easement centerline; thence turn 00 deg. 50' 46" right and run 321.84 feet along said

easement centerline; thence turn 180 deg. 00' right and run 321.84 feet along said easement centerline; thence turn 00 deg. 50' 46" left and run 213.47 feet along said easement centerline; thence turn 06 deg. 48' left and run 278.49 feet along said easement centerline; thence turn 09 deg. 12' left and run said easement centerline a distance of 261.83 feet to a point on the East boundary of the SE 1/4-SW 1/4 of Section 23, T19S-R1W; thence continue along said course a distance of 176.36 feet to the PC of a curve concave left, having a delta angle of 54 deg. 03' 57" and tangents of 306.47 feet and a centerline arc distance of 566.76 feet to the PC of a reverse curve concave right, having a delta angle of 74 deg. 40' 50" and tangents of 100.0 feet and a centerline arc distance of 170.85 feet to the PT; thence along the tangent centerline a distance of 719.70 feet to the PC of a curve concave left, having a delta angle of 48 deg. 19' 01" and tangents of 250.0 feet and a centerline arc distance of 470.01 feet to the PT; thence along the tangent centerline a distance of 730.31 feet to a point of termination of herein described easement centerline on the North boundary of Old U.S. Hwy. #280 (80' R.O.W.), and further, from the described point of termination back North/Northeasterly along the described centerline to a point of intersection with the South boundary of the SE 1/4-SW 1/4 of Section 23, T19S-R1W, tracks in close proximity that certain easement centerline described in Book 184 at Page 89; said property being situated in Shelby County, Alabama.

Inst # 1996-10931

04/04/1996-10931
10:16 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
004 NCD 18.00