

This instrument was prepared by:
(Name) Tracey Pierce
(Address) Columbiana, Al. 35051

Send Tax Notice to:
(Name) _____
(Address) _____

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE 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
J. Anthony Joseph

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

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A triangular parcel of land in the SE 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:
Commence at the accepted Southwest corner of the SE 1/4 of SW 1/4 of Section 23, Township 20 South, Range 1 West and run thence North 89 deg. 23 min. 44 sec. East along the South line of said 1/4-1/4 a distance of 529.55 feet to the point of beginning; thence continue in the same direction North 89 deg. 23 min. 44 sec. East for a distance of 148.0822 feet; thence turn an angle of 87 deg. 45 min. 01 Sec. and run Northerly a distance of 383.17 feet; thence turn an angle of 159 deg. 09 min. 09 sec. and run southwesterly a distance of 415.82 feet to the point of beginning.

This is not the homestead of the grantor or his spouse.

Subject to easement and Alabama Power Company right of way.

Inst # 1996-20330

06/24/1996-20330
10:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MC 9.50

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 20th
day of May, 19 96.

(Seal)

(Seal)

(Seal)

J. Anthony Joseph (Seal)
J. Anthony Joseph (Seal)

(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 J. Anthony Joseph, whose name(s) 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20th day of May, 19 96

My Commission Expires:

Martha B. Tugue
Notary Public