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**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Thomas R. Edwards  
(Address) 2570 So. River Rd.  
Shelby, AL. 35143

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law  
(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY EIGHT THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
S. T. AUTRY AND WIFE, RUTH D. AUTRY,

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

THOMAS R. EDWARDS AND WIFE, CLAISSA L. EDWARDS,

(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 ATTACHED EXHIBIT FOR LEGAL DESCRIPTION.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$101,894.35 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

S. T. Autry and Serah Thomas Autry are one and the same person.

08/19/1996-26957  
03:41 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 68.00

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, we have hereunto set our hand(s) and seal(s), this 16th day of August, 19 96.

~~NOTARIES~~

S. T. Autry (Seal)  
S. T. Autry

Ruth D. Autry (Seal)  
Ruth D. Autry

By: Jayne B. Autry, PA (Seal)  
By: Jayne B. Autry, Attorney in Fact, under Power of Attorney recorded as Instrument #1996-

By: Jayne B. Autry, PA (Seal)  
By: Jayne B. Autry, Attorney in Fact, under Power of Attorney recorded as Instrument #1996-  
in Probate Office of Shelby County, AL. 1996- in Probate Office of Shelby County, Alabama.

STATE OF ALABAMA  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jayne B. Autry, whose name as Attorney in Fact for S. T. Autry and Ruth D. Autry, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, A. D., 19 96

My Commission Expires: 10/16/96

Notary Public.

Inst # 1996-26957

EXHIBIT "A"

Commence at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 12, Township 22 South, Range 1 East; thence proceed in a Southerly direction along the West boundary of said 1/4-1/4 for a distance of 952.10 feet to a point, being the point of beginning of the parcel of land herein described; thence continue along said West boundary of said 1/4-1/4 for 375.00 feet to a point, being the Southwest corner of the said NW 1/4 of NE 1/4, Section 12, Township 22 South, Range 1 East; thence turn an angle of 90 deg. 12' 19" left and run along the South boundary of said 1/4-1/4 for 986.97 feet to a point; thence turn an angle of 100 deg. 26' 33" left and run 162.12 feet to a point; thence turn an angle of 85 deg. 18' 06" right and run 76.27 feet to a point; thence turn an angle of 26 deg. 30' 04" left and run 171.66 feet to a point; thence turn an angle of 37 deg. 06' 19" left and run 83.17 feet to a point; thence turn an angle of 101 deg. 16' 10" left and run 1174.40 feet to the point of beginning. Said parcel is located in the NW 1/4 of the NE 1/4, Section 12, Township 22 South, Range 1 East. EXCEPTED from said parcel is any and all portions of lands that lie below the datum plane of 397 feet above mean sea level as established by the USC & G Survey. Said parcel is also subject to a flood right up to the datum plane of 398 feet above mean sea level.

ROAD EASEMENT FOR ACCESS:

Commence at the Southwest corner of the NW 1/4 of the NE 1/4, Section 12, Township 22 South, Range 1 East; thence proceed in an Easterly direction along the South boundary of said 1/4-1/4 for a distance of 406.69 feet to a point, being the point of beginning of the centerline of a 60 foot easement herein described; thence turn an angle of 94 deg. 52' 21" left and run 427.20 feet; thence run along a curve to the right (concave Easterly and radius = 435.87 feet) for an arc distance of 175.70 feet; thence run along a tangent section for 724.23 feet; thence run along a curve to the right (concave Southeasterly and radius = 227.17 feet) for an arc distance of 111.37 feet; thence run along a tangent section for 26.9 feet; thence run along a curve to the left (concave Northwesterly and radius = 7544.81 feet) for an arc distance of 359.93 feet; thence run along a tangent section for 15.52 feet; thence run along a curve to the left (concave Northwesterly and radius = 3563.17 feet) for an arc distance of 199.95 feet; thence run along a tangent section for 174.95 feet; thence run along a curve to the left (concave Northwesterly and radius = 848.69 feet) for an arc distance of 238.42 feet; thence run along a tangent section for 545.60 feet; thence run along a curve to the left (concave Westerly and radius = 399.17 feet) for an arc distance of 167.96 feet; thence run along a tangent section for 146.04 feet; thence turn an angle of 48 deg. 01' 34" right and run 91.50 feet; thence run along a curve to the right (concave Southeasterly and radius = 390.59 feet) for an arc distance of 157.82 feet; thence run along a tangent section for 48.18 feet to the point of ending. Said easement shall be sixty (60) feet in width; thirty feet each side of the above described centerline. Said easement is located in the NE 1/4 of SE 1/4, SE 1/4 of SE 1/4 and SW 1/4 of SE 1/4, Section 1, Township 22 South, Range 1 East, and the NW 1/4 of NE 1/4, Section 12, Township 22 South, Range 1 East.

Situated in Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:



Thomas R. Edwards



Claiassa L. Edwards

Inst # 1996-26957

08/19/1996-26957  
03:41 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 68.00

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