

This instrument was prepared by:

Jim Pino
Attorney at Law
P.O. Drawer 623
Alabaster, AL 35007

TITLE NOT EXAMINED
Legal Description
Furnished by Grantee

WARRANTY DEED

TAX VALUE \$500

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein the receipt of which is hereby acknowledged, **WILLIE ROGER YOUNGBLOOD and wife, HATTIE MAE YOUNGBLOOD**, GRANTORS herein, do hereby grant, bargain, sell and convey unto **JOE NATHAN YOUNGBLOOD**, GRANTEE herein, in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

South 1/2 of the SE 1/4 of the NE 1/4 of Section 1,
Township 19 South, Range 2 East, Shelby County, Alabama.
Less and except the following:

1. A part of the SE 1/4 of the NE 1/4 of Section 1, T19S - R2E, Shelby County, Alabama and being more particularly described as follows: Commence at the Northeast corner of said SE 1/4 of the NE 1/4 and proceed S 0°45'48"W along the East boundary of said quarter-section for a distance of 1011.24 feet to the point of beginning of herein described parcel of land; thence from said point of beginning continue along the aforementioned course S 0°45'48"W for a distance of 306.01 feet; thence proceed N 89°14'12"W for a distance of 312.80 feet to a point on the East side of a County Maintained Chert Road; thence proceed along the East boundary of said road the following courses: N 17°19'53"W 60.15 feet, N 11°33'43"W 153.36 feet, N 24°19'35"W 109.33 feet; thence leaving said road proceed S 89°14'12"E parallel to the South boundary of herein described parcel of land for a distance of 410.58 feet, back to the point of beginning.

The above described parcel of land is a portion of that land described by deed in the Office of the Judge of Probate of Shelby County, Alabama in Deed Book 172 at

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Page 84 and is located in the South 1/2 of the SE1/4-NE1/4 of Section 1, Township 19 South, Range 2 East, Shelby County, Alabama and contains 2.50 acres.

2. Commence at the Northeast corner of the Southeast quarter of the Northeast quarter of Section 1, Township 19 south, Range 2 east, Shelby County, Alabama and run thence southerly along the east line of said quarter-quarter section a distance of 648.63' to a point; thence turn 89 deg. 31 '41" right and run westerly a distance of 569.29' to a point on the west line of public road and the point of beginning of the property being described; thence continue along last described course a distance of 270.57' to a point; thence turn 90 deg. 00'00" right and run northerly a distance of 181.40' to a point; thence turn 90 deg. 00'00" right and easterly a distance of 210.01' to a point on the west line of said public road; thence turn 86 deg. 19'01" right and run along west line of said road a distance of 45.47' to a point; thence turn 11 deg. 00'32" left and continue along said road a distance of 51.55' to a point; thence turn 9 deg. 37'43" left and continue along said road a distance of 44.32' to a point; thence turn 5 deg. 42'06" left and continue along said right-of-way of said road a distance of 52.59' to the point of beginning, containing 0.95 of an acre.

Subject to easements, restrictions and rights-of-way of record.

TO HAVE AND TO HOLD unto the said Grantees, in fee simple, and to Grantees' heirs and assigns in fee simple, forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or 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 15th day of July, 1996.

Willie R. Youngblood (Seal)
WILLIE ROGER YOUNGBLOOD

Hattie Mae Youngblood (Seal)
HATTIE MAE YOUNGBLOOD

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIE ROGER YOUNGBLOOD and wife HATTIE MAE YOUNGBLOOD 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 he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 15th day of July, A.D., 1996.

Catherine L. Cramer
Notary Public

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