

This instrument was prepared by

HARRISON, CONWILL, HARRISON & JUSTICE

P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and no/100 ----- (\$1,000.00) -----Dollars
and other good and valuable consideration.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Rondah L. Garrett, an unmarried woman
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Ferman H. Garrett

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

Begin at the NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, of Section 8, Township 24 North, Range 15 East; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 1314.66 feet to the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$; thence 90 deg. 51 min. 16 sec. right run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 1355.56 feet to the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$; thence 89 deg. 46 min. 49 sec. right run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 1313.09 feet to the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$; thence 90 deg. 09 min. 31 sec. right run 1340.99 feet to the point of beginning; containing 40.66 acres, more or less.

ALSO, a 20 foot easement for egress and ingress, the center line of which is described as follows: Commence at the NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 8, Township 24 North, Range 15 East; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 260.03 feet to the point of beginning; thence 133 deg. 00 min. 20 sec. left run 120.87 feet; thence 52 deg. 50 min. 34 sec. left run 359.20 feet; thence 19 deg. 25 min. 09 sec. right run 118.40 feet; thence 16 deg. 58 min. 51 sec. right 127.91 feet; thence 4 deg. 51 min. 27 sec. right run 114.68 feet; thence 48 deg. 03 min. 26 sec. right run 43.04 feet to the Southerly R/W of a Shelby County Road and the Point of Ending. Said easement being situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 24 North Range 15 East, Shelby County, Alabama.

SEE ATTACHED EXHIBIT "A"

Inst # 1996-37781

11/14/1996-37781
03:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs 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, 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 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 grantee, his, her or their heirs 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 23th
day of October, 19 96

(SEAL)

Rondah L. Garrett

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority
in said State, hereby certify that

a Notary Public in and for said County,
Rondah L. Garrett, an unmarried woman

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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23th day of October

A.D. 19 96

Notary Public

Conwill & Justice

Inst # 1996-37781

EXHIBIT "A"

ALSO the following described property:

Begin at the NE corner of the NE 1/4 of the SW 1/4 of Section 8, Township 24 North, Range 15 East; thence run West along the North line of said 1/4-1/4 line for 1386.20 feet to the Easterly right of way of a County Road; thence run along the Easterly right of way (and a curve to the left having a radius of 119.52 feet) for 171.74 feet; thence continue along said right of way of 91.35 feet to a curve to the right having a radius of 441.43 feet; thence run along said curve for 530.40 feet; thence continue along said right of way for 111.01 feet to a curve to the right having a radius of 135.17 feet; thence run along said curve for 112.94 feet; thence continue along said right of way for 95.70 feet to a curve to the left having a radius of 942.13 feet; thence run along said curve for 99.91 feet; thence continue along said right of way for 188.68 feet to a curve to the right having a radius of 1366.65 feet; thence run along said curve for 99.96 feet; thence continue along said right of way for 54.42 feet to the West line of said 1/4-1/4; thence 43 degrees 29 minutes 37 seconds left run South for 160.44 feet to the SW corner of said 1/4-1/4; thence 88 degrees 47 minutes 57 seconds left run East for 1305.27 feet to the SE corner of said 1/4-1/4; thence run North 1315.28 feet to the point of beginning. Being situated in Shelby County, Alabama.

ALSO the following described property:

Begin at the SE corner of the NW 1/4 of the NE 1/4 of Section 8, Township 24 North, Range 15 East, and run North along the East line thereof 298.00 feet; thence 76 deg. 25 min. 25 sec. left and run 743.89 feet; thence 15 deg. 54 min. 20 sec. right and run 94.11 feet; thence 22 deg. 58 min. 30 sec. right and run 277.44 feet to the South right of way line of a paved county road; thence 99 deg. 46 min. 04 sec. left and run along said right of way line 27.36 feet; thence 9 deg. 19 min. 17 sec. right and run 217.61 feet to the start of an arc on said right of way line; thence run along said arc 171.65 feet; thence continue along said right of way line 106.84 feet to another arc on said right of way line; thence run along arc 307.86 feet; thence continue along said right of way line 219.56 feet; thence 86 deg. 43 min. 47 sec. left and run 250.15 feet to the South line of the NE 1/4 of the NW 1/4 of said Section; thence 90 deg. 00 min. left and run along said line 514.84 feet to the SE corner of said 1/4-1/4; thence continue last described course along the South line of the NW 1/4 of the NE 1/4 for 1314.66 feet to the point of beginning; being situated in Shelby County, Alabama.

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