

This instrument was prepared by:

Grantee(s) address:  
1524 King George Dr.  
Alabaster, AL 35007

Conwill & Justice  
P.O. Box 557 Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,  
02/04/1997-03714  
02/04 PM CERTIFIED  
SHELBY COUNTY JUDGE OF RECORDS  
004 SNA 167.00

That in consideration of One Hundred Fifty Thousand and no/100 DOLLARS (\$150,000.00) to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I (we), R. C. Hall, a married man (herein referred to as GRANTORS) do grant, bargain, sell and convey unto Freddie Leland Atchison and Janice C. Atchison (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

All of the NE 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama, less and except the right of way for Interstate Highway No. 65 and Shelby County Highway No. 22 and a 840.0 foot long by 210.0 foot wide strip of property along the North line of said 1/4 1/4 beginning at the Northwest corner of same, described hereon as two (2) separate Parcels, I and II, described as follows:

Parcel I

Beginning at the NE corner of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama and run thence Southerly along the Easterly line of said 1/4 1/4 927.77 feet to a steel pin on the Northerly right of way line of Shelby County Highway No. 22; thence turn 56 deg. 39 min. 08 sec. right and run Southwesterly along said right of way line 250.33 feet to a concrete monument on the Northeasterly right of way line of Interstate Highway No. 65; thence turn 69 deg. 54 min. 32 sec. right and run Northwesterly along said I-65 right of way line 846.94 feet to a monument; thence turn 03 deg. 38 min. 48 sec. right and continue Northwesterly along said right of way line 548.74 feet to a steel pin corner on the West line of the NE 1/4 of the NE 1/4 of said Section 5; thence turn 47 deg. 13 min. 48 sec. right and run Northerly along said 1/4 1/4 line 3.07 feet to a steel pin corner; thence turn 92 deg. 49 min. 59 sec. right and run Easterly 840.00 feet to a steel pin

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corner; thence turn 92 deg. 50 min. 14 sec. left and run Northerly 210.00 feet to a steel pin corner on the North line of said Section 5; thence turn 92 deg. 50 min. 14 sec. right and run Easterly along said Section 5, 478.02 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence Easterly along the North line of said 1/4 1/4 733.14 feet to a point on the Southwesterly right of way line of Interstate Highway No. 65; thence turn 51 deg. 20 min. 23 sec. right and run Southeasterly along said right of way 103.71 feet to a monument; thence turn 09 deg. 59 min. 50 sec. left and continue Southeasterly along said right of way line 446.89 feet to a monument; thence turn 02 deg. 45 min. 27 sec. right and continue along said right of way line 267.89 feet to a steel pin corner and the point of beginning of the property, Parcel II, being described; thence turn 45 deg. 26 min. 41 sec. right and run Southerly along an old existing barbed wire fence 749.04 feet to an old steel bar corner at a fence corner; thence turn 87 deg. 35 min. 39 sec. left and run Easterly along same old fence 700.70 feet to a steel pin corner on the North right of way line of Shelby County Highway No. 22; thence turn 32 deg. 32 min. 58 sec. left and run Northeasterly along said Highway 22 right of way 208.43 feet to a steel pin corner on the Southwesterly right of way line of Interstate Highway No. 65; thence turn 113 deg. 22 min. 16 sec. left and run Northwesterly along said I-65 right of way line 441.89 feet to a monument; thence turn 00 deg. 10 min. 47 sec. right and continue along said right of way line 328.44 feet to a monument; thence turn 02 deg. 44 min. 10 sec. right and continue along said right of way line 338.61 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

1. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 205 page 25; Deed Book 214 page 336; Deed Book 103 page 169; Deed Book 134 page 534; Deed Book 182 page 49; Deed Book 119 page 255; Deed Book 134 page 20; and Deed Book 198 page 487, in the Probate Office of Shelby County, Alabama.
2. Right of way granted to State of Alabama by instrument recorded in Deed Book 193 page 362 in the Probate Office of Shelby County, Alabama.
3. All other easements, restrictions, and rights of way of record.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, I (we), have hereunto set my (our) hands(s) and seal(s), this 3rd day of February, 1997.

R.C. Hall  
R. C. Hall, by Billy Hall, his attorney-in-fact

Billy Hall  
Billy Hall, as attorney-in-fact for  
R. C. Hall

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy Hall, as attorney-in-fact for R. C. Hall, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on

this day, that, being informed of the contents of the conveyance,  
he/she/they executed the same voluntarily as such attorney-in-fact  
on the day the same bears date.

\* Given under my hand and official seal this 3rd day of  
February, 1997.

  
William R Justice  
Notary Public

Inst # 1997-03714

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02:44 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
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