

SEND TAX NOTICE TO:

(Name) **Charles R. Thompson, Jr.**
Joyce M. Thompson(Address) 11180 Highway 22
Calera, AL 35040THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP****STATE OF ALABAMA**
SHELBY COUNTY**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **One hundred seventy-five thousand and no/100 Dollars (\$175,000.00)** in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, I (we) **Rmendia Jane Christopher Todd**, widow, (herein referred to as grantors) do grant, bargain, sell and convey unto **Charles R. Thompson, Jr.** and wife, **Joyce M. Thompson** (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land containing 14.75 acres, more or less, located in the South Half of Section 33, Township 21 South, Range 2 West and the North half of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama; being more particularly described as follows:

Commence at the Southwest Corner of the Northeast Quarter of the Northwest Quarter of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama, also being the Point of Beginning; thence S 89°25'10" W, 169.39 feet to the Easterly Right-of-Way (R.O.W.) Of a CSX Railroad; thence N 9°22'21" W, 981.19 feet along said Railroad R.O.W. to a fence post on the Southerly R.O.W. of Shelby County Highway No. 70, also known as Dargin Road; thence N 55°58'33" E, 1115.51-feet along said Road R.O.W.; thence, following a fence line, S 9°34'24" W, 132.93 feet to the P.C. of a curve to the left, concave Easterly, with a radius of 118.46 feet, a chord bearing of S 10°22'20" E and a central angle of 39°53'30"; thence run Southerly, then Southeasterly along the arc of said fence curve 82.48 feet; thence continue S 54°47'49" E, 209.27 feet to a fence corner; thence S 16°33'05" E, 379.92 feet; thence S 89°51'45" W, 902.72 feet; thence S 2°17'17" E, 893.70 feet to the Point of Beginning.

02/05/1997-03832
01:44 PM CERTIFIED
SHELBY COUNTY JUDGE CLERK
SHELBY COUNTY JUDGE CLERK

Subject to:

1. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 103 page 166, Deed Book 119 page 256, Deed Book 174 page 311, and Deed Book 49 page 274 in Probate Office.
2. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 102 page 436 in Probate Office.
3. Right(s)-of-Way(s) granted to postal Telegraph Cable Company by instrument(s) recorded in Deed Book 80 page 40 in Probate Office.
4. Easement(s) to South & North Alabama Railroad as shown by instrument recorded in Deed Book 41 page 43 in Probate Office.

TO HAVE AND TO HOLD unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and seals, this 30th day of Jan, 1997.

Rmendia Jane Christopher Todd (SEAL)
Rmendia Jane Christopher Todd

STATE OF ~~Alabama~~ TEXAS
~~Shelby~~ COUNTY OF PORT BEND

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Rmendia Jane Christopher Todd**, a widow, 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 30th day of Jan, 1997.



Notary Public

(SEAL)

Inst. # 1997-03832

TODD DED012897

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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 15.50