

SHELBY COUNTY ABSTRACT & TITLE CO., INC.P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) Terry W. Bell

(Address) 668 Hwy 32
Columbiana 35057
Ala

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P. O. Box 822, Columbiana, AL 35051

Form 1-1-27 Rev. 1-44

STATUTORY

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTEEN THOUSAND AND NO/100----- (\$15,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
ROBERT L. ROBINSON, a married man, a partner for The Homestead Joint Venture,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

TERRY W. BELL and wife, LINDA F. BELL,

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO:

1. Restrictions on use of property as recorded in Shelby County Courthouse Probate Office, in Real Book 3, Page 840 and amended by Real Book 30 and Inst. No. 1994-29117. Page 510
2. Power distribution restrictions of Alabama Power Company.
3. Flood plain restrictions of Alabama Power Company.
4. Easements, rights of ways, restrictions and all matters of public record.
5. Less and except mineral and mining rights, oil and gas rights and all rights incidental thereto.

To have and to hold unto said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to the 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.

Said property being further described as shown in The Homestead Survey of Bell Property, Wilsonville, Alabama, recorded in Map Book 22, at Page 77 in Shelby County, Alabama.

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 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 have hereunto set my hands(s) and seal(s), this 30th day of April, 19 97.

THE HOMESTEAD JOINT VENTURE

(Seal)

BY:

Robert L. Robinson, a Partner

(Seal)

(Seal)

05/02/1997-13534

(Seal)

08:18 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 26.00

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert L. Robinson, a married man, a partner for the Homestead Joint Venture, 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 day the same bears date.

Given under my hand and official seal this 30th day of April, A. D., 19 97.

Notary Public.

Inst # 1997-13534

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of Section 18, Township 21 South, Range 2 East; thence run West along the North line thereof 609.92 feet; thence 88 degrees 50 minutes 30 seconds left run Southerly 4258.92 feet to the point of beginning; thence 30 degrees 40 minutes 01 seconds left run 183.91 feet to the Northerly right of way of McClure Drive and a point of curve to the right, having a radius of 151.33 feet, a central angle of 43 degrees 13 minutes 47 seconds; thence 107 degrees 19 minutes 11 seconds right to chord run Westerly along said right of way and said curve 114.18 feet; thence continue along said right of way, tangent to aforesaid curve 135.82 feet; thence 58 degrees 53 minutes 41 seconds right run Northwesterly 574.94 feet; thence 95 degrees 46 minutes 04 seconds right run Northeasterly 222.24 feet; thence 85 degrees 06 minutes 15 seconds right run Southeasterly 118.15 feet to a point of a curve to the right, having a radius of 50.01 feet, a central angle of 144 degrees 06 minutes 25 seconds; thence 15 degrees 42 minutes 48 seconds left to chord run along said curve 125.82 feet; thence 17 degrees 43 minutes 27 seconds left from chord run Southeasterly 214.93 feet; thence 6 degrees 41 minutes 26 seconds left run 35.06 feet to the point of beginning.

According to survey of Thomas E. Simmons, RLS #12945, dated March 13, 1997.

Inst # 1997-13534

05/02/1997-13534
08:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCB 26.00