

STATE OF ALABAMA
JEFFERSON COUNTY

GENERAL WARRANTY DEED

Know All Men by These Presents, that in consideration of Thirty eight thousand five hundred and no/100's (\$38,500.00.00) Dollars by the grantee herein, the receipt whereof is acknowledged, I, **TERRELL SCOTT WRIGHT** and I, **PHYLLISS MILSTEAD WRIGHT** (hereinafter grantors), do grant, bargain, sell and convey unto **DANNY R. JONES** and **CAROLYN A. JONES**, jointly with rights of survivorship, (grantee) all of my interest in the following real estate located entirely within Shelby County, Alabama:

A tract of land described as follows: Begin at the Northeast corner of the NW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 1 West; thence run northerly along the east boundary line of the SW 1/4 of the NE 1/4 of said section for 120 feet; thence turn an angle of 91 degrees 10 minutes 35 seconds to the left and run westerly 332.11 feet; thence turn an angle of 88 degrees 33 minutes to the left and run southerly 613.41 feet; thence turn an angle of 31 degrees 52 minutes 30 seconds to the right and run southwesterly 193.44 feet; thence turn an angle of 115 degrees 42 minutes 15 seconds to the left and run southeasterly 440.71 feet; more or less to a point of the east boundary line of the NW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 1 West; thence turn an angle of 96 degrees 26 minutes 40 seconds to the left and run northerly along the east boundary of said 1/4-1/4 section 713.48 feet to the point of beginning, this land being parts of the NW 1/4 of the SE 1/4 and the SW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 1 west and a non-exclusive easement for recreational purposes only in, on and over that body of water abutting the herein described property and being further described as follows: a lake located in the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 1 West. Also a non-exclusive easement for ingress and egress more particularly described as follows: From the northeast corner of the NW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 1 West and run southerly along the east boundary of said 1/4-1/4 section of 713.48 feet to the point of beginning of a 20 foot easement; thence continue southerly along last said course 354.52 feet along the east side of said 20 foot easement; thence turn an angle of 88 degrees 48 minutes to the right and run westerly along the south side of a 20 foot easement to the east boundary line of Shelby County Highway No. 447. The above described land being an easement 20 feet in width for the purpose of a roadway for ingress and egress.

Subject to current taxes, all matters of public record including but not limited to easements, restrictions of record and other matters which may be viewed by observation or a survey.

TO HAVE AND TO HOLD to the said grantee, his assigns and successors forever. And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his successors and assigns forever, against the lawful claims of all persons.

Inst # 1997-25765

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 49.50

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Phyliss Milstead Wright
PHYLISS MILSTEAD WRIGHT

Terrell Scott Wright
TERRELL SCOTT WRIGHT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, MARK E. TIPPINS, the undersigned Notary Public in and for said county, in said State, hereby certify that PHYLISS MILSTEAD WRIGHT and TERRELL SCOTT WRIGHT whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of AUGUST 1997.

Mark E. Tippins
Notary Public

My commission expires: 7-23-2001.

Prepared by: MARK E. TIPPINS 4 OFFICE PARK CIRCLE #215 Birmingham, Al. 35223.

Send tax notice to: DANNY R. JONES

6709 Whitewing Rd. Bessemer, Alabama 35022

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