

This instrument was prepared by:

(Name) L. Douglas Joseph
(Address) 1991 S Hwy 69
Columbiana, AL 35051

Send Tax Notice to:

(Name) _____
(Address) _____

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and exchange of properties 500.00 ~~DOLLARS~~

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

L. Douglas Joseph and wife, Kathy L. Joseph

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

Curtis B. Lynn

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SE 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 1 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SE 1/4 OF SE 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 1 WEST, RUN THENCE WEST ALONG THE NORTH BOUNDARY OF SAID SE 1/4 OF SE 1/4 A DISTANCE OF 306.57 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG SAID COURSE A DISTANCE OF 445.71 FEET; THENCE TURN 97 DEG. 07 MIN. 54 SEC. LEFT AND RUN 172.52 FEET; THENCE TURN 51 DEG. 22 MIN. 20 SEC. LEFT AND RUN 134.98 FEET; THENCE TURN 22 DEG. 23 MIN. 40 SEC. RIGHT AND RUN 41.11 FEET; THENCE TURN 05 DEG. 47 MIN. 42 SEC. RIGHT AND RUN 557.33 FEET; THENCE TURN 149 DEG. 24 MIN. 28 SEC. LEFT AND RUN 756.05 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; BEING SUBJECT TO A 30 FOOT EASEMENT FOR INGRESS AND EGRESS AND UTILITIES, BEING PARALLEL WITH AND LYING SOUTH OF THE NORTH BOUNDARY OF AFORESAID PARCEL OF LAND; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Inst # 1997-27528

08/27/1997-27528
11:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors 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

day of August, 1997.

(Seal)

(Seal)

(Seal)

L. Douglas Joseph

(Seal)

Kathy L. Joseph

(Seal)

(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 L. Douglas Joseph and wife, Kathy L. Joseph, whose name(s) 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 _____ day of _____

My Commission Expires:

Martha B. Ferguson
Notary Public

Inst # 1997-27528