

Inst # 1997-28449

STATE OF ALABAMA
SHELBY COUNTY

09/05/1997-28449
09:47 AM CERTIFIED

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY JUDGE
003 SNA 14.00

That in consideration of Five Hundred and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Emojene Barnes, a single man, (herein referred to as grantor), whether one or more, grant, bargain, sell and convey unto Joseph Barnes, a single man, (herein referred to as GRANTEES, whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

TRACT I

From the NW corner of the NE1/4 of the NE1/4 of Section 27, Township 18 South, Range 2 East, run South along the West boundary of said quarter a distance of 410.00 feet to the point of beginning; thence continue in a straight line a distance of 615.00 feet; thence left 97 deg. 33 min. a distance 962.82 feet; thence left 85 deg. 27 min. a distance of 440.86 feet; thence left 84 deg. 11 min. a distance of 964.61 feet to the point of beginning of the property herein described.

Also an easement for ingress and egress described as follows: Commence at the NW corner of the NE1/4 of NE1/4 of Section 27, Township 18 South, Range 2 East; run East along the North line of said forty 1009.61 feet to a point; thence turn an angle of 90 deg. 38 min. to the right and run South 525.78 feet to the point of beginning of easement conveyed; thence turn an angle of 95 degrees 49 min. to the right and run West 50.14 feet to a point; then turn an angle of 95 degrees 49 min. to the left and run South 440.86 feet to a point; thence turn an angle of 94 degrees. 33 min. to the left and run East 252.7 feet to a point; thence turn an angle of 33 degrees 43 min. to the right and run Southeasterly 260 feet to a point on the West right-of-way of SHELBY county highway no 57; thence turn an angle of 94 degrees 20 min. to the left and run Northeasterly along the West right-of-way line of said highway a distance of 50 feet; thence turn an angle of 94 degrees 20 min. to the left and run a distance of 282 feet to a point; thence turn an angle of 33 degrees 43 min. to the left and run a distance of 210 feet to a point; thence turned an angle of 94 degrees 33 min. to the right and run North to point of beginning of easement.

TRACT II

From the NW corner of the NE1/4 of the NE1/4 of Section 27, Township 18 South, Range 2 East, also the point of beginning, run South along the West boundary of said 1/4 a distance of 410.00 feet; thence left 84 deg. 17 min. a distance of 1014.75 feet; thence left 95 deg. 49 min. a distance of 525.78 feet; thence right 90 deg. 38 min. a distance of 1009.61 feet to the point of beginning of the property herein described.

ALSO an easement for ingress and egress described as follows: Commence at the NW corner of the NE1/4 of the NE1/4 of Section 27, Township 18 South, Range 2 East; run East along the North line of said forty 1009.61 feet to a point; thence turn an angle of 90 deg. 38 min. to the right and run South 525.78 feet to the point of beginning of easement conveyed; thence turn an angle of 95 degrees 49 min. to the right and run West 50.14 feet to a point; thence turn an angle of 95 deg. 49 min. to the left and run South 440.86 feet to a point; thence turn an angle of 94 deg. 33 min. to the left and run East 252.75 feet to a point; thence turn an angle of 33 deg. 43 min. to the right and run Southeasterly 260 feet to a point on the West right-of-way of Shelby county highway No. 57; thence turn an angle of 94 degrees 20 min. to the left and run Northeasterly along the West right-of-way line of said highway a distance of 50 feet thence turn an angle of 94 degrees 20 min. to the left and run a distance of 282 feet to a point; thence turn an angle of 33 deg. 43 min. to the left and run a distance of 210 feet to a point; thence turn an angle of 94 deg. 33 min. to the right and run North to the point of beginning of easement.

TO HAVE AND TO HOLD Unto the said grantee, his, her or their heirs and assigns, forever.

And I do for myself and for my heirs, executors and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this
the 3 day of September, 1997.

Emojene Barnes (SEAL) 9/3/97
Emojene Barnes

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for
said County, in said State, hereby certify that Emojene Barnes,
whose name is signed to the foregoing conveyance, and who is known
to me, acknowledged before me on this date, 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 on this the 3 day of
September, 1997.

William P. Powers
Notary Public
My Commission Expires: 3/4/2001

Send Tax Notice To:
Joseph Barnes
1545 Highway 57
Vincent, AL 35178

This instrument was prepared by:
William P. Powers
P.O. Box 1626
Columbiana, AL 35051
Telephone: (205) 669-9620

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