

SEND TAX NOTICE TO: WILLIAM L. SNIDER, JR. AND WIFE, DEBORAH S. SNIDER
110 COUNTY COVE ROAD, CHELSEA, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of SIXTY TWO THOUSAND SIX HUNDRED SEVENTY EIGHT AND NO/100 DOLLARS (\$62,678.00), to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), WANDA ANN KENDRICK MOORE AND HUSBAND ROBERT G. MOORE (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, WILLIAM L. SNIDER, JR. AND WIFE, DEBORAH S. SNIDER (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

PARCEL I

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

COMMENCE AT THE NE CORNER OF THE N 1/2 OF THE NW 1/4 OF SAID SECTION AND RUN SOUTH 2 DEG. 45 MIN. 13 SEC. EAST ALONG THE EAST LINE OF SAID 1/4 SECTION A DISTANCE OF 654.06 FEET; THENCE RUN SOUTH 86 DEG. 26 MIN. 47 SEC. WEST A DISTANCE OF 2040.40 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 0 DEG. 49 MIN. 04 SEC. EAST 664.14 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 1 WEST; THENCE RUN SOUTH 88 DEG. 19 MIN. 59 SEC. WEST ALONG THE SOUTH LINE OF SAID 1/4 1/4 627.79 FEET TO THE SW CORNER OF SAID 1/4 1/4; THENCE RUN NORTH 0 DEG. 26 MIN. 45 SEC. WEST ALONG THE WEST LINE OF SAID 1/4 1/4, 489.23 FEET; THENCE RUN NORTH 86 DEG. 25 MIN. 00 SEC. EAST 213.90 FEET; THENCE RUN NORTH 58 DEG. 15 MIN. 10 SEC. EAST 123.26 FEET; THENCE RUN NORTH 60 DEG. 20 MIN. 13 SEC. EAST 129.32 FEET; THENCE RUN NORTH 48 DEG. 06 MIN. 42 SEC. EAST 62.79 FEET; THENCE RUN NORTH 86 DEG. 26 MIN. 47 SEC. EAST 144.72 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

ALSO, AN EASEMENT FOR A PRIVATE ROADWAY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE N 1/2 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 1 WEST AND RUN SOUTH 2 DEG. 45 MIN. 13 SEC. EAST ALONG THE EAST LINE OF SAID 1/2 594.06 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 86 DEG. 26 MIN. 47 SEC. WEST 2106.94 FEET; THENCE RUN SOUTH 46 DEG. 10 MIN. 51 SEC. WEST 92.82 FEET; THENCE RUN NORTH 86 DEG. 26 MIN. 47 SEC. EAST 2176.94 FEET TO THE EAST LINE OF SAID 1/4 SECTION; THENCE RUN NORTH 2 DEG. 45 MIN. 13 SEC. WEST ALONG SAID EAST LINE 60 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL II

A NON-EXCLUSIVE RIGHT OF WAY EASEMENT OVER AND ACROSS PARCEL II, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, VIZ:

COMMENCE AT THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 1 WEST, AND RUN SOUTH ALONG THE EAST LINE THEREOF 267.3 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 326.36 FEET TO THE NORTH LINE OF A COUNTY ROAD RIGHT OF WAY; THENCE 89 DEG. 12 MIN. RIGHT AND RUN 51.22 FEET; THENCE 105 DEG. 12 MIN. 36 SEC. RIGHT AND RUN 139.54 FEET; THENCE 11 DEG. 19 MIN. AND RUN 157.06 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 108.76 FEET; THENCE RUN ALONG SAID CURVE 36.56 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL III

A NON-EXCLUSIVE RIGHT OF WAY EASEMENT OVER AND ACROSS PARCEL III, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, VIZ:

COMMENCE AT THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 1 WEST, AND RUN SOUTH ALONG THE EAST LINE THEREOF 267.3 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 358.73 FEET; THENCE 157 DEG. 05 MIN. 48 SEC. LEFT (TO CHORD) AND RUN ALONG THE CHORD OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET FOR 17.72 FEET; THENCE 8 DEG. 29 MIN. 36 SEC. LEFT FROM CHORD AND RUN 139.54 FEET TO A CURVE TO THE LEFT WITH A RADIUS OF 60 FEET AND A CENTRAL ANGLE OF 11 DEG. 19 MIN; THENCE RUN ALONG SAID CURVE 11.85 FEET; THENCE CONTINUE TANGENT TO SAID CURVE 157.06 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 48.76 FEET, AND A CENTRAL ANGLE OF 40 DEG. 04 MIN. 26 SEC.; THENCE ALONG SAID CURVE 34.1 FEET TO THE END OF A COUNTY ROAD RIGHT OF WAY; THENCE 90 DEG. 00 MIN. LEFT FROM TANGENT AND RUN ALONG THE END OF SAID COUNTY ROAD RIGHT OF WAY FOR 60.0 FEET; THENCE 90 DEG. 00 MIN. LEFT TO TANGENT AND RUN ALONG A CURVE TO THE LEFT WITH A RADIUS OF 108.76 FEET FOR 49.51 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 160 Page 404 and Deed Book 199 Page 440 in Probate Office. (All Parcels)
- (5) Subject to Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 320 Page 957 in Probate Office. (All Parcels)

10/17/1997-33758
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 74.00

- (6) Subject to Rights of others to use access described in Deed Book 278 Page 955 and Schedule C, herein. (Parcel I)
- (7) Subject to encroachment of fence along the southerly side as shown on the survey of Carl G. Moore, dated September 25, 1997. (Parcel I)
- (8) Subject to less and except any portion of subject property lying south of fence line as shown on the survey by Carl G. Moore, dated September 25, 1997. (Parcel I)
- (9) Subject to Rights of others to use access easement as set out in Real 349 Page 889 and re-recorded in Real 385 Page 43 and Schedule C, herein. (Parcel II)
- (10) Subject to Rights of others to use access easement as set out in Real 349 Page 892 and re-recorded in Real 385 Page 46 and Schedule C, herein. (Parcel III)

TO HAVE AND TO HOLD Unto the said GRANTEES 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 said GRANTEES, their heirs and assigns, that I(we) am(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 Grantees, their heirs 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), on OCTOBER 14, 1997.

Wanda Ann Kendrick Moore
WANDA ANN KENDRICK MOORE

Robert G. Moore
ROBERT G. MOORE

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that WANDA ANN KENDRICK MOORE AND HUSBAND, ROBERT G. MOORE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the content of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on OCTOBER 14, 1997.

My commission expires: 7/23/99

[Signature]
Notary Public

Inst # 1997-33758

10/17/1997-33758
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 BNA 74.00