

SEND TAX NOTICE TO:

(Name) A.E. Nafe

(Address) 2391 Blue Springs Road
Wilsonville, AL 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1.5 Rev. 3/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Fifty-Seven Thousand, Nine Hundred Twenty-Five and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

David B. Atchison and wife, Ruby G. Atchison

(herein referred to as grantors) do grant, bargain, sell and convey unto

A.E. Nafe and wife, Dana B. Nafe

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way, and permits of record.

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SHELBY COUNTY JUDGE OF PROBATE
003 MCD 271.50

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 the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 24th day of October, 19 97

WITNESS:

(Seal)

David B. Atchison
David B. Atchison

(Seal)

(Seal)

Ruby G. Atchison
Ruby G. Atchison

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned authority

, a Notary Public in and for said County, in said State,

hereby certify that David B. Atchison and wife, Ruby G. Atchison

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 24th day of October, A.D., 19 97

[Signature]

Notary Public

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A part of the NE 1/4-SW 1/4, Section 35, Township 20 South, Range 1 East, Shelby County, Alabama described as follows: Begin at a set 1/2" rebar, being the Southwest corner of said NE 1/4-SW 1/4; thence North 03 degrees, 27 minutes, 26 seconds West, along the West boundary of said NE 1/4-SW 1/4, 382.74 feet, to a set 1/2" rebar; thence North 87 degrees, 19 minutes, 13 seconds East, 614.08 feet to a set 1/2" rebar, in the centerline of Atchison Road; thence South 14 degrees, 39 minutes, 03 seconds West, along said centerline 21.91 feet; thence Southwesterly along said centerline, along the arc of a curve to the left, 321.40 feet, radius 1273.22 feet, chord South 07 degrees, 25 minutes, 09 seconds West, 320.55 feet; thence Southwesterly along said centerline, along the arc of a curve to the right, 46.69 feet, radius 272.86 feet, chord South 05 degrees, 05 minutes 23 seconds West, 46.63 feet to a set 1/2" rebar on the South boundary of said NE 1/4-SW 1/4; thence South 87 degrees, 19 minutes, 13 seconds West, along said South boundary, 539.85 feet to the Point of Beginning.

PARCEL 2:

A part of the NE 1/4-SW 1/4, and the SE 1/4-NW 1/4, Section 35, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at a set 1/2" rebar, being the Southwest corner of said NE 1/4-SW 1/4; thence North 03 degrees, 27 minutes, 26 seconds West, along the West boundary of said NE 1/4-SW 1/4, 382.74 feet, to a set 1/2" rebar and the Point of Beginning; thence North 03 degrees, 27 minutes, 26 seconds West, along the West boundary of said NE 1/4-SW 1/4 and SE 1/4-NW 1/4, 1218.59 feet, to a set 1/2" rebar; thence South 78 degrees 23 minutes 25 seconds East, 1072.15 feet, to a set 1/2" rebar; thence South 36 degrees, 02 minutes, 40 seconds West, 478.25 feet, to a set 1/2" rebar in the centerline of Atchison Road; thence South 08 degrees 08 minutes 58 seconds East, along said centerline, 89.38 feet; thence Southwesterly along said centerline, along the arc of a curve to the right 173.80 feet, radius 436.75 feet, chord South 03 degrees, 15 minutes, 03 seconds West, 172.66 feet; thence South 14 degrees, 39 minutes, 03 seconds West, along said centerline, 335.26 feet, to a set 1/2" rebar; thence South 87 degrees, 19 minutes, 13 seconds West, 614.08 feet to the Point of Beginning.

PARCEL 3:

A part of the NE 1/4-SW 1/4 and the SE 1/4-NW 1/4, Section 35, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at a set 1/2" rebar, being the Southwest corner of said NE 1/4-SW 1/4; thence North 87 degrees, 19 minutes, 13 seconds East, along the South boundary of said NE 1/4-SW 1/4, 539.85 feet, to a set 1/2" rebar in the centerline of Atchison Road; thence Northeasterly along said centerline, along the arc of a curve to the left, 21.79 feet, radius 272.86 feet, chord North 07 degrees, 42 minutes 14 seconds East, 21.79 feet, to a set 1/2" rebar on the North boundary of the Perry Estates Subdivision, as recorded in the Office of the Judge of Probate in Shelby County, Alabama, in Map Book 19, Page 114, and the Point of Beginning; thence North 86 degrees, 19 minutes, 20 seconds East, along said North boundary of the Perry Estates, 790.66 feet to a set 1/2" rebar on the East boundary of said NE 1/4-SW 1/4; thence North 03 degrees, 10 minutes 59 seconds West, along the East boundary of said NE 1/4-SW 1/4 and SE 1/4-NW 1/4, 1678.44 feet, to a set 1/2" rebar; thence South 36 degrees 02 minutes 40 seconds West, 961.51 feet to a set 1/2" rebar in the centerline of Atchison Road; thence South 08 degrees 08 minutes, 58 seconds East, along said centerline, 89.38 feet; thence Southwesterly along said centerline, along the arc of a curve to the right, 173.80 feet, radius 436.75 feet, chord South 03 degrees, 15 minutes, 03 seconds West, 172.66 feet; thence South 14 degrees, 39 minutes, 03 seconds West, along said centerline, 357.17 feet; thence Southwesterly along said centerline, along the arc of a curve to the left, 321.40 feet, radius 1273.22 feet, chord South 07 degrees, 25 minutes, 09 seconds West, 320.55 feet; thence Southwesterly along said centerline, along the arc of a curve to the right, 24.90 feet, radius 272.86 feet, chord South 02 degrees 48 minutes, 06 seconds West, 24.89 feet, radius 272.86 feet, chord South 02 degrees, 48 minutes, 06 seconds West, 24.89 feet to the Point of Beginning.

PARCEL 4:

A part of the SE 1/4-NW 1/4, Section 35, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at a set 1/2" rebar, being the Northwest corner of said SE 1/4-NW 1/4; thence South 03 degrees, 27 minutes, 26 seconds East, along the West boundary of said SE 1/4-NW 1/4, 396.59 feet, to a set 1/2" rebar and the Point of Beginning; thence continue along said West boundary, South 03 degrees, 27 minutes, 26 seconds East, 553.50 feet, to a set 1/2" rebar; thence South 78 degrees 23 minutes, 25 seconds East, 1072.15 feet, to a set 1/2" rebar; thence North 36 degrees, 02 minutes, 40 seconds East, 483.27 feet to a set 1/2" rebar on the East boundary of said SE 1/4-NW 1/4; thence North 03 degrees 10 minutes 59 seconds West, along said East boundary, 459.31 feet, to a set 1/2" rebar; thence South 86 degrees, 32 minutes, 34 seconds West, 1344.90 feet to the Point of Beginning.

Together with rights to the use of Atchison Road as acquired in Deed Book 179, Page 228, and further acquired in Deed Book 278, Page 107, in the Probate Office of Shelby County, Alabama.

Grantors herein reserve unto themselves, their heirs, successors, and assigns, the right to the use of Atchison Road as acquired in Deed Book 179, Page 228, and further acquired in Deed Book 278, Page 107, in the Probate Office of Shelby County, Alabama.

Grantors herein further reserve unto themselves, their heirs, successors, and assigns the right to the use of the following described easement:

An easement for the purpose of a roadway and utilities, being 60 feet in width, and being a part of the NE 1/4-SW 1/4 and SE 1/4-NW 1/4, Section 35, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at a set 1/2" rebar, being the Northwest corner of said SE 1/4-NW 1/4; thence South 03 degrees, 27 minutes, 26 seconds East, along the West boundary of said SE 1/4-NW 1/4, 396.59 feet, to a set 1/2" rebar; thence North 86 degrees, 32 minutes, 34 seconds East, 1344.90 feet, to a set 1/2" rebar on the East boundary of said SE 1/4-NW 1/4, and the Point of Beginning; thence South 03 degrees, 10 minutes, 59 seconds East along the East boundary of said SE 1/4-NW 1/4, 554.19 feet; thence South 36 degrees, 02 minutes, 40 seconds West, 949.73 feet, to the centerline of Atchison Road; thence North 08 degrees 08 minutes, 58 seconds West, along said centerline, 86.07 feet, to a set 1/2" rebar; thence North 36 degrees, 02 minutes, 40 seconds East, 866.64 feet; thence North 03 degrees, 10 minutes, 59 seconds West, 532.52 feet; thence North 86 degrees, 32 minutes, 34 seconds East, 60.00 feet, to the Point of Beginning.

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