

Important: Read Instructions on Back Before Filling out Form.

Inst # 1997-37977
11/21/1997-37977
08:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 24.35

This instrument was prepared by:

Robert R. Sexton, Attorney At Law
912 City Federal Building, Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, to the undersigned grantors, in hand paid by the Grantees herein, the receipt of whereof is acknowledged, we, J. K. V. RATLIFF and wife, JOYCE A. RATLIFF, (herein referred to as Grantors), grant, bargain, sell and convey unto CHARLES D. BROOKS, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHMENTS FOR LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS:

1. Taxes due in the year 1980, a lien but not yet payable.
2. Right of way in favor of Shelby County, Alabama, as described by Condemnation proceedings recorded in Probate Minutes Record 11, page 83 for project known as F214.
3. Right of way in favor of Plantation Pipe Line Company recorded in Volume 112, page 351, Book 112, page 345, and Book 253, page 389.
4. Right of way in favor of Shelby County, Alabama, recorded in Book 104, page 458.
5. Right of way in favor of Alabama Power Company recorded in Book 139, page 418.

Grantors reserve an easement for ingress and egress over and across an existing dirt road running off of Hwy. 280 located in SE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, said dirt road running in a Northerly direction through and across the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, into and across the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, (property owned by Grantors herein), all as more particularly described on that certain survey dated 12/4/78 prepared by Paragon Engineering, Inc., Job No. 78208.

Grantors further reserve an easement for ingress and egress and an easement for existing installed telephone and water lines which run along the dirt road described below, along with the right to maintain said telephone and water lines; said easements to run over and across an existing dirt road running off of Hwy. 280 beginning in the SW corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, and running in a north-northeasterly direction across and through said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ into the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, and into the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East (said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ owned by Grantors herein), all as more particularly described on the survey above referred.

Grantees herein are granted the right to relocate the existing dirt roads above described, but the Grantors shall have the right to an easement over and across the relocated roadways for purposes of ingress and egress to Grantors' properties located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 19 South, Range 1 East.

In no event, however, shall the easement for telephone and water lines granted across the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, be disturbed by the relocation of said dirt road without full compensation to Grantors herein for any relocation of utility line expense.

These easements shall run with the land and inure to the benefit of Grantors' heirs, assigns and invitees.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, we have hereunto set our hands and seals, this 10th day of August, 1980.

J. K. V. Ratliff (SEAL)
J. K. V. RATLIFF

Joyce A. Ratliff (SEAL)
JOYCE A. RATLIFF

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