

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
Suite 101, 1318 Alford Avenue  
Birmingham, Alabama 35226

Send Tax Notice To:  
JWS L.L.C.  
C/o Anthony Joseph  
302 Joseph Drive  
Columbiana AL 35051

Inst # 1998-01502

**WARRANTY DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Ten and No/100 dollars (\$10.00) plus the assumption of Mortgage by Grantee, together with other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, WALLACE SHOEMAKER, unmarried (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto JWS L.L.C. (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A

**SUBJECT TO:** (1) Taxes due in the year 1998 and thereafter; (2) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 84, Page 797 in Probate Office; (3) Grants and Reservations of access easements as set out in Real 84, Page 797; Real 234, Page 478; Real 211, Pages 561 and 563 and in Inst. # 1996-33161 in Probate Office and rights of others to use the easements set out on Exhibit A; (4) Reservation of a 60 foot access strip across the Northwesternly boundary of subject property; (6) Easement to L & N Railroad as set out in Deed Book 22, Page 46 in the Probate Office.


Grantee herein expressly assumes and agrees to pay that certain Mortgage from Grantor herein to First Bank of Childersburg together with the Note secured by said Mortgage.

The property conveyed herein is not the homestead of the Grantor or his spouse.

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, its successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF,** the undersigned, WALLACE SHOEMAKER, has hereunto set his hand and seal, this the 9 day of December 1997.

  
WALLACE SHOEMAKER

STATE OF ALABAMA )

COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that WALLACE SHOEMAKER, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 9 day of DECEMBER, 1997.

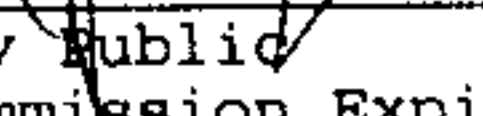
  
Notary Public  
My Commission Expires: 3.1.98

EXHIBIT 'A'

SHORMAKER  
TO  
JWS L.L.C.

Commence at a 4 x 4 concrete monument in place accepted as the Southeast corner of the NE 1/4 of the SW 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 00 deg. 59 min. 41 sec. East along the East boundary of said 1/4 1/4 Section for a distance of 299.95 feet to a rebar in place; thence proceed North 89 deg. 37 min. 52 sec. West for a distance of 839.32 feet to the point of beginning, from this beginning point continue North 89 deg. 37 min. 52 sec. West for a distance of 489.79 feet; thence proceed South 48 deg. 21 min. 22 sec. West for a distance of 447.93 feet to a 1/2 inch rebar in place, said point being located on the South boundary of the NW 1/4 of the SW 1/4 of said Section; thence proceed North 89 deg. 31 min. 47 sec. West along the South boundary of said 1/4 1/4 Section for a distance of 989.35 feet to a point on the Northerly boundary of a 60 foot roadway easement for ingress and egress; thence proceed North 06 deg. 17 min. 35 sec. East along the Northerly boundary of said easement for a distance of 365.36 feet to the P. C. of a concave curve right having a delta angle of 20 deg. 48 min. 40 sec. and a tangent of 78.96 feet; thence proceed Northeasterly along the curvature of said curve for a distance of 155.33 feet to the P. T. of said curve; thence proceed North 27 deg. 06 min. 15 sec. East along the Northerly boundary of said easement for a distance of 480.16 feet; thence proceed South 66 deg. 37 min. 15 sec. East for a distance of 1645.47 feet to the point of beginning; being situated in Shelby County, Alabama.

The above described land is located in the NW 1/4 of the SW 1/4 and the NE 1/4 of the SW 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama.

Together with the right to use the following described non-exclusive easements running with the land for ingress, egress and utilities, viz:

- (a) A 50 foot non-exclusive, perpetual easement, described as follows: From the accepted SE corner of the NE 1/4 of SW 1/4 of Section 10, Township 20 South, Range 1 West, run thence North along the accepted East boundary of said NE 1/4 of SW 1/4 a distance of 300.0 feet; thence turn 90 deg. 35 min. 08 sec. left and run 25.0 feet to the point of beginning of the centerline of herein described 50.0 foot easement for ingress and egress and utilities; thence North along a line 25 feet West of and parallel to the East line of the NE 1/4 of the SW 1/4 of Section 10, Township 20 South, Range 1 West, Shelby County, Alabama, 1005.13 feet to a point 25 feet West of the accepted NE corner of the NE 1/4 of SW 1/4 of Section 10, Township 20 South, Range 1 West; thence turn 02 deg. 05 min. 48 sec. right and run 308.05 feet along said easement centerline to a point in the centerline of a 50.0 foot easement for ingress and egress and utilities, known as L. D. Joseph Road; thence Easterly along the existing centerline of said L. D. Joseph Road to a point of termination of herein described easement on the Westerly boundary of Shelby County Highway No. 47.
- (b) A 60 foot wide right of way easement for ingress and egress running along an existing primary gravel road across the SE 1/4 of NW 1/4, Section 10, Township 20 South, Range 1 West, deeded from Gulf States Paper Corporation, and recorded in Real Record 076, at page 538, in the Probate Office of Shelby County, Alabama.
- (c) A 60 foot wide right of way easement for ingress and egress running along a primary gravel road across the S 1/2 of the NE 1/4, S 1/2 of NW 1/4, and NW 1/4 of SW 1/4, Section 10, Township 20 South, Range 1 West, deeded from Gulf States Paper Corporation and recorded in Real Record 084, at page 797 in the Probate Office of Shelby County, Alabama.

Inst # 1998-01502

01/15/1998-01502

10:58 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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