

SEND TAX NOTICE TO:

(Name) Howard Humphreys

(Address) 2252 BLUE SPRINGS RD.
WILSONVILLE, AL
35786-6120

This instrument was prepared by,

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-15 Rev. 5/82

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 Five Hundred and no/100 DOLLARS

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

Howard Humphreys and wife, Vickie Humphreys

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

Vickie Humphreys, Caring Trust; Vickie Humphreys, Trustee

Howard Humphreys, Caring Trust; Howard Humphreys, Trustee

(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

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

Inst # 1998-07637

03/05/1998-07637
11:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KCD 11.50

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 grantors 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 23rd

day of February 19 98

WITNESS:

(Seal)

(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 Howard Humphreys and Vickie Humphreys

whose name 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 23rd day of February A.D. 19 98

My Commission Expires: 10/16/2000

Grant J. Atchison
Notary Public

Inst # 1998-07637

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the NW 1/4 of the NW 1/4 of Section 2 Township 21 South, Range 1 East, being part of the same land described in a deed to Earl Wayne and Betty Rosenbalm recorded in Real Book 233, Page 595, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as the following Parcels A and B.

PARCEL A

Commencing at A 1" iron pipe found for the NW corner of said Section 2, thence North 90 degrees 00 minutes 00 seconds East, along the North line of said section, a distance of 648.70 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165," At the point of beginning; thence North 90 degrees 00 minutes 00 seconds East, along the North line of said section, a distance of 679.30 feet to a nail and bottle cap found at the northeast corner of the NW 1/4 of the NW 1/4 of Section 2; Thence South 00 degrees 09 minutes 26 seconds East, along said sixteenth section line, a distance of 878.98 feet, to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 89 degrees 50 minutes 34 seconds a distance of 466.73 feet to a 1/2" rebar set, with a cap stamped "S/ Wheeler RPLS 16165"; Thence South 00 degrees 09 minutes 26 seconds East, a distance of 466.61 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", on the South line of the NW 1/4 of the NW 1/4 of Section 2; Thence South 89 degrees 50 minutes 34 seconds West, along the south line of said sixteenth section, a distance of 212/58 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; Thence North 00 degrees 09 minutes 26 seconds West, a distance of 1347.42 feet to the point of beginning. acres of land.

PARCEL B

Commencing at a 1" iron pipe found for the northwest corner of said Section 2; Thence North 90 degrees 00 minutes 00 seconds East, along the North line of said section, a distance of 1328.00 feet to a nail and bottle cap found for the northeast corner of the NW 1/4 of the NW 1/4 of Section 2; Thence South 00 degrees 09 minutes 26 seconds East, along said sixteenth section line a distance of 878.98 feet, to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the point of beginning; Thence South 00 degrees 09 minutes 26 seconds East, a distance of 466.70 feet to a 2 1/2" pipe found for the southeast corner of said sixteenth section; Thence South 89 degrees 51 minutes 12 seconds West, along the South line of said sixteenth section, a distance of 466.73 feet to a 1/2" Rebar set, with a cap stamped "S. Wheeler RPLS 16165"; Thence North 00 degrees 09 minutes, 26 seconds East, a distance of 466.61 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; Thence North 89 degrees 50 minutes 34 seconds East a distance of 466.73 feet to the point of beginning.

EASEMENT FOR INGRESS AND EGRESS

An Easement, Being 30.00' in width and 878.98' in length, is retained for ingress and

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