

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
WILLIAM E. SCOTT
KAREN B. SCOTT

~~26.4 ACRES ON HWY 87~~

P.O. Box 627
Helena, AL 35124

STATE OF ALABAMA)
COUNTY OF Shelby)

Corporate Form Deed/TWR/CS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$240,000.00) to the undersigned grantor, TEN SHARES, A LIMITED PARTNERSHIP, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, the said GRANTOR does by these presents grant, bargain, sell, and convey unto WILLIAM E. SCOTT and KAREN B. SCOTT (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

SEE ATTACHED LEGAL DESCRIPTION

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$180,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.


03/06/1998-04/02/98
09:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
J. L. JOHNSON

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its General Partner, CHARLOTTE POE, who is authorized to execute this conveyance, has hereto set her signature and seal, this the 20th day of February, 1998.

TEN SHARES, A LIMITED PARTNERSHIP

By: 

CHARLOTTE POE

Its: General Partner

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CHARLOTTE POE, whose name General Partner of TEN SHARES, an Alabama Limited Partnership, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such General Partner and with full authority, executed the same voluntarily for and as the act of said limited partnership.

Given under my hand and official seal this 20th day of February, 1998.


Notary Public
My Commission Expires: 5/29/99

WILLIAM E. AND KAREN B. SCOTT

The land referred to in this Policy is described as follows:

A tract of land located in the Southeast Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 18, and the Northeast Quarter of the Northeast Quarter of Section 19, all in Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 18, Township 21 South, Range 2 West and run Northerly along the West side of the said Quarter-Quarter for 1346.55 feet to the Northwest corner of the said Southeast Quarter of the Southeast Quarter; then continue in a northerly direction along the last described course for 112.00 feet; then turn an angle of 92° 22 minutes 51 seconds to the right and run Easterly for 521.36 feet to a point on the West right of way of the L&N Railroad; (said point being 50.00 feet at right angles from the center line of the main line rails); then turn an angle of 63 degrees 32 minutes 05 seconds to the right and run Southeasterly along said railroad right of way for 125.00 feet to a point on the south side of the Northeast Quarter of the Southeast Quarter then continue in a Southeasterly direction along the said railroad right of way for 241.59 feet to a point on the East side of the West Half of the Southeast Quarter of the Southeast Quarter of said Section 18, then turn an angle of 23 degrees 57 minutes 19 seconds to the right and run Southeasterly along the East side of the said West half for 1124.88 feet to the Southeast corner of the said West half; then continue along the last described course for 17.15 feet to the beginning of a tangent curve concave northeasterly and having a radius of 198.10 feet; then run Southeasterly through a central angle of 73 degrees 38 minutes 42 seconds for 254.63 feet to a point on the Northwest right of way of Shelby County Road No. 87 (said point being further defined by turning an angle of 36 degrees 49 minutes 18 seconds to the left and running southeasterly along the chord of last described curve for 237.46 feet); then turn an angle to the right and run Southerly along the West right of way of Shelby County Road No. 87, and along a curve concave easterly and having a radius of 613.74 feet, through a central angle of 28 degrees 00 minutes 24 seconds for 300.00 feet (said point being further defined by turning an angle from the last described 237.46 foot chord of 39 degrees 10 minutes 10 seconds to the right and running southerly along the chord of the last described curve for 297.03 feet); thence turn an angle from the 297.03 foot chord of 89 degrees 42 minutes 33 seconds to the right and run westerly for 300.00 feet; then turn an angle of 59 degrees 31 minutes 38 seconds to the right and run Northwesterly for 578.99 feet to a point on the Southside of the Southeast Quarter of the Southeast Quarter of Section 18; then turn an angle of 59 degrees 31 minutes 38 seconds to the left and run Westerly along the said Quarter-Quarter line for 227.94 feet back to the point of beginning. Less and except that part of the foregoing described real estate conveyed to the South & North Alabama Railroad Company by deed recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Deed Book 41, Page 48.

Inst # 1998-07773

03/06/1998-07773
09:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 71.00