

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Benjamin Dudley King

(Address) 533 Hwy 435  
Columbiana AL 35051

This instrument was prepared by  
Mike T. Atchison, Attorney  
(Name) P.O. Box 822  
(Address) Columbiana, Alabama 35051

Form 1-1-21 Rev. 1-46

**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and to establish legal access over existing driveway.

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I  
or we, John D. King and wife, Myrtle M. King; and  
William O. Connell, Jr. and wife, Mary F. Connell

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Benjamin Dudley King

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY  
REFERENCE.

Subject to rights of other parties in and to the use of the easements described  
herein.

Inst # 1998-19388

05/28/1998-19388  
09:24 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 REC 16.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 23<sup>rd</sup>,  
day of May, 1998

John D. King (Seal)  
Myrtle M. King (Seal)

William O. Connell, Jr. (Seal)  
Mary F. Connell (Seal)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that John D. King and wife, Myrtle M. King  
whose names 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 26<sup>th</sup> day of May, 1998 A. D.

SEE ATTACHED SHEET FOR ADDITIONAL ACKNOWLEDGMENTS.

Notary Public

Inst # 1998-19388

STATE OF ALABAMA  
SHELBY COUNTY.

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that William O. Connell, Jr. and wife, Mary F. Connell, whose names 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 26th day of May, 1998.

  
Notary Public

My commission expires:

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A non-exclusive easement for ingress and egress and utilities over and across the following easements:

An easement more particularly described as follows: 15-feet on each side of the centerline of the existing dirt road extending from the North line to the West line of a parcel of land situated in the NE corner of the NE 1/4 of SW 1/4, Section 21, Township 21 South, Range 1 East.

Also, a 20-foot easement more particularly described as follows: Begin at a point where the South line of the SE 1/4 of the NW 1/4 of Section 21, Township 21 South, Range 1 East, intersects the Westerly boundary of Shelby County Road No. 435; thence run West along the South boundary of said SE 1/4 of NW 1/4 to the intersection of a left turn onto property of William O. Connell, Jr. and Mary F. Connell, along existing dirt road.

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