

This instrument was prepared by:

(Name) Martha B. Ferguson
(Address) 221 Heath Drive
Birmingham, Al. 35242

Send Tax Notice to:

(Name) _____
(Address) _____

WARRANTY DEED

150,000

STATE OF ALABAMA
SHELBY COUNTY

}

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and no/100----- DOLLARS
and other good and valuable consideration
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
Stephen M. Joseph and wife, Patricia S. Joseph
(herein referred to as grantor, whether one or more), do 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:

LEGAL IS ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF AS IF WRITTEN HEREIN.

Inst # 1998-20084

06/02/1998-20084
08:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 61.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 15th
day of May, 19 98.

(Seal)

(Seal)

(Seal)

Stephen M. Joseph (Seal)
Patricia S. Joseph (Seal)
Patricia S. Joseph (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 Stephen M. Joseph and wife, Patricia S. Joseph, whose name(s) 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 15th day of May, 19 98.

My Commission Expires:

Martha B. Ferguson
Notary Public

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EXHIBIT "A"

From the accepted NE corner of the SE 1/4 of NE 1/4 of Section 10, Township 20 South, Range 1 West, run thence South along the East boundary of said SE 1/4 of NE 1/4 a distance of 60.01 feet to the point of beginning of herein described parcel of land; thence turn 48 deg. 09 min. 21 sec. right and run 65.43 feet; thence turn 16 deg. 14 min. 18 sec. left and run 49.75 feet; thence turn 09 deg. 52 min. 54 sec. left and run 133.65 feet; thence turn 16 deg. 19 min. 14 sec. right and run 124.18 feet; thence turn 32 deg. 38 min. 27 sec. right and run 124.18 feet; thence turn 05 deg. 11 min. 12 sec. left and run 460.56 feet; thence turn 00 deg. 49 min. 14 sec. left and run 201.14 feet; thence turn 97 deg. 24 min. 56 sec. right and run 339.60 feet to a point on the Easterly boundary of a 60 foot easement for ingress and egress and utilities; thence North along the concave left curve boundary of said easement boundary an arc distance of 108.96 feet to the PC of a curve having a centerline delta angle of 67 deg. 48 min. 45 sec. and tangents of 109.315 feet; thence proceed along a curve concave right an arc distance of 222.94 feet to the PT of a curve having a centerline delta angle of 106 deg. 07 min. 45 sec. and tangents of 200.0 feet; thence East along the tangent a distance of 852.77 feet; thence turn 08 deg. 58 min. 17 sec. left and run 64.25 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

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