

THIS INSTRUMENT WAS PREPARED BY:

Robert L. Robinson, Trustee
and
Arthur P. Bagby III

SEND TAX NOTICE TO:

Katherine Ann Gamelin
875 Hwy 467
Vincent, AL 35178

STATE OF ALABAMA)
Shelby, COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of

(\$10,000.00) TEN THOUSAND DOLLARS

to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, I We

Robert L. Robinson, Trustee for the Robinson's Children Family Trust and
Arthur P. Bagby III (a married man)

(herein referred to as grantor), grant, bargain, sell and convey unto
Katherine Ann Gamelin and Thomas Edward McDonald, Jr. as joint tenants with right of
survivorship
(herein referred to as grantee), all my rights, title, and interest
in and to the following described real estate, situated in
Shelby County, Alabama, to wit:

See "Exhibit A" attached hereto and made a part hereof.

Subject to Easements, Rights-of-Way, Restrictions, and all matters of public
record.

This property is not the Homestead of Grantors.

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 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.

07/14/1998-26522
08:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
23.50

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

IN WITNESS WHEREOF, I have hereunto set hand and seal
this 1st day of May 1998.

Arthur P. Bagby III
Robert L. Robinson

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgement

I, Patricia S Johnson a Notary Public in and for said
County, in said State, hereby certify that Arthur P Bagby III, Robert
L Robinson
whose name(s) signed to the foregoing conveyance and who
known to me, acknowledged before me on this day, that, being informed
of the contents of the conveyance, executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 29 day of June
A.D. 1998.

Patricia S Johnson
MY COMMISSION EXPIRES MARCH 24, 2001

Inst # 1998-26522

"EXHIBIT A"

LEGAL DESCRIPTION

STATE OF ALABAMA
SHELBY COUNTY
CITY OF VINCENT

2.9 acres described as follows:

Beginning at the Northwest corner of NW1/4 of SE1/4 of Section 4, Township 19 South, Range 2 East, thence East along 1/4-1/4 line a distance of 520 feet; thence turn an angle to the South of 90 degrees 57 minutes 20 seconds and proceed a distance of 248.13 feet to a point; thence turn an angle to the West of 80 degrees 58 minutes and proceed along an arc of 185.75 feet (R=1178.04, D=9 degrees 2 minutes) to a point; thence continue along a line to the West a distance of 334.91 feet to a point on the West 1/4-1/4 line; thence turn an angle to the North of 90 degrees and proceed along the 1/4-1/4 line a distance of 242.18 feet to the point of beginning. This description is according to that certain survey of A. Frazier Christy, Engineer and Land Surveyor licensed by the State of Alabama, of Paragon Engineers, Inc. dated 6th day of November, 1979.

Also:

A right-of-way being 60 feet in width running from Shelby County Highway 467 to subject property. This ^{NON-EXCLUSIVE} right-of-way being for ingress and egress and utility purposes only; and by no means shall party of the second part, Katherine Ann Gamelin, bargain, sell, convey, lease, license, grant or otherwise to any other party, use of this right-of-way to access any other property than that so conveyed herein. Party of the second part, Katherine Ann Gamelin, her heirs or assigns shall be solely responsible for construction, up keep, maintenance or other for her use and enjoyment; and party of the first part makes no representation whatsoever that this right-of-way is suitable for the purpose of the party of the second part.

"EXHIBIT A"

✓ W COR ✓
✓ W¼ SE¼
1-195-2E

SUBJECT PROPERTY

$$\begin{aligned} R &= 1178.04' \\ \Delta &= 9^\circ 02' 00'' \\ \text{ARC} &= 185.75' \end{aligned}$$

1.25 Ac.
54,270 Sq.
Ft.

RIGHT-OF-WAY

$R = 1148.04'$ $\Delta = 15^\circ 38' 10''$ $\text{Arc} = 313.34'$

$$\begin{aligned} \text{Arc} &= 305.17' \\ - R &= 1118.04' \\ \Delta &= 15^\circ 38' 10'' \end{aligned}$$

7.25.00.
Δ. 90.00.

5
2.77 Ac.
120,680 Sq. Ft.

3
1.42 Ac
61,910 Sq. Ft.

4
1.52 Ac.
66,040 Sq. Ft.

2
3.28 Ac.
142,960 Sq. Ft.

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08:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DD3 MKD 23.50

A map segment showing a road labeled "SHELBY COUNTY HIGHWAY". Above the road, the distance "353.66'" is marked. To the right of the road, the number "467" is displayed. The road is depicted with a dashed line and a solid line, and a small circle is visible on the road.