

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
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(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Martha B. Ferguson

(Address) 221 Heath Drive

Birmingham, Al. 35242

Send Tax Notice to:

(Name) _____

(Address) _____

WARRANTY DEED

12/10/1998-49126

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

08:04 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CRH

20.50

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

L. Douglas Joseph and Tracie Sanders Pierce

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

B & V Properties, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

From the accepted Northeast corner of the SW 1/4 of SE 1/4 of Section 14, Township 20 South, Range 1 West, run thence South along the accepted East boundary of said SW 1/4 of SE 1/4 a distance 693.41 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 693.41 feet to the accepted Southeast corner of said SW 1/4 of SE 1/4; thence turn 87 deg. 31 min. 29 sec. right and run 1326.13 feet to the accepted Southwest corner of said SW 1/4 of SE 1/4; thence turn 97 deg. 26 min. 49 sec. right and run 704.76 feet along the accepted West boundary of said SW 1/4 of SE 1/4; thence turn 82 deg. 49 min. 38 sec. right and run 1264.75 feet to the point of beginning of herein described parcel of land; being situated in the SW 1/4 of SE 1/4 of Section 14 Township 20 South, Range 1 West; less and except anyright-of-ways for roads.

Also a non-exclusive easement being 60 feet in width for ingress and egress described as follows: From the Northeast corner of aforescribed parcel of land, run thence west along the North boundary of said parcel of land a distance of 24.77 feet to the point of beginning of the centerline of herein described easement; thence turn 88 deg. 39 min. 25 sec. left and run 42.36 feet along said easement centerline and the following courses: 05 deg. 18 min. 09 sec. left for 205.30 feet; 06 deg. 30 min. 59 sec. right for 590.45 feet; 00 deg. 56 min. 45 sec. right for 91.31 feet; 08 deg. 30 min. 02 sec. right for 88.95 feet; 04 deg. 53 min. 10 sec. right for 101.06 feet; 06 deg. 23 min. 05 sec. left for 80.39 feet; 05 deg. 48 min. 17 sec. left for 241.68 feet; thence turn 16 deg. 00 min. 55 sec. right and run 120.21 feet along said easement centerline to a point of termination in the center of Crenshaw Swamp Road (60' ROW)

Subject to easements and right-of-ways of record.

The above property does not constitute any part of the homestead of the grantors or their respective spouses.

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 April, 19 98.

(Seal)

(Seal)

(Seal)

L. Douglas Joseph (Seal)

L. Douglas Joseph

Tracie Sanders Pierce (Seal)

Tracie Sanders Pierce

(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 L. Douglas Joseph and Tracie Sanders Pierce, 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 April, 19 98.

My Commission Expires:

Martha B. Ferguson
Notary Public