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This Form Provided By

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

P. O. Box 751 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Betty Bryant Tinney

(Address) 1542 Timber Dr  
Helen, AL 35080

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, AL 35051

Form 1-1-81 Rev. 1-88

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

STATE OF ALABAMA  
Shelby } COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100 -----dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we,

Jane Bryant Powell, a single woman, and Betty Bryant Tinney, a single woman

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

Betty Bryant Tinney

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to restrictions, easements and rights of way of record.

Grantors herein are sole surviving heirs at law of Maude Estelle Bryant, who died  
September 6, 1997. Maude Estelle Bryant left a will. Currently there is no intent  
to Probate the will.

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 GRANTEEES,  
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 GRANTEEES, 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 4  
day of February, 1999.

..... (Seal)

..... (Seal)

..... (Seal)

Jane Bryant Powell ..... (Seal)  
Jane Bryant Powell  
Betty Bryant Tinney ..... (Seal)  
Betty Bryant Tinney

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 Jane Bryant Powell and Betty Bryant Tinney  
whose name is 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 4 day of February, A. D., 1999

[Signature]  
Notary Public.

02/05/1999-05142  
09:54 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
11:50  
WMS  
002

Inst # 1999-05142

# EXHIBIT "A"

## PARCEL I

Begin at the NW corner of the SW 1/4 of the NW 1/4 of Section 33, Township 17 South, Range 1 East; thence run Easterly along the north line thereof for 635.11 feet to the westerly R/W of Alabama State Highway #25; thence 127 degrees 13 minutes 10 seconds right run Southwesterly along said R/W for 581.37 feet to a curve to the left having a radius of 134.07 feet and a central angle of 127 degrees 33 minutes 20 seconds; thence run along said curve and R/W for 298.48 feet; thence 90 degrees 00 minutes right from tangent of said curve run Southerly for 303.06 feet; thence 58 degrees 47 minutes 31 seconds left run Southeasterly for 230.63 feet to the westerly R/W of said Highway #25; thence 90 degrees 00 minutes right run Southwesterly along said R/W for 998.79 feet to a curve to the left (having a radius of 6645.17 feet and a central angle of 0 degrees 51 minutes 50 seconds); thence run Southwesterly along said curve and R/W for 100.20 feet to the west line of said Section; thence 328 degrees 52 minutes 05 seconds right from chord of said curve run Northerly said section line for 753.65 feet to the SW corner of the SW 1/4 of the NW 1/4 of said Section; thence 0 degrees 07 minutes 27 seconds left run Northerly for 1289.74 feet to the Point of Beginning.

## PARCEL II

Begin at the NE corner of the SE 1/4 of the NW 1/4 of section 33, Township 17 South, Range 1 East; thence run Southerly along the East line thereof for 172.95 feet to the Northwesternly R/W of Central of Georgia Railroad; thence 47 degrees 47 minutes 27 seconds right run Southwesterly along said R/W for 1632.39 feet to the South line of said 1/4-1/4 section; thence 42 degrees 30 minutes 39 seconds right run Westerly for 141.11 feet to the NE corner of the NW 1/4 of the SW 1/4 of said Section; thence 89 degrees 39 minutes 46 seconds left run Southerly along the East line of last said 1/4-1/4 section for 130.05 feet to the Northwesternly R/W of Central of Georgia Railroad; thence 47 degrees 09 minutes 07 seconds right run Southwesterly along said R/W for 1348.27 feet to a curve to the left (having a radius of 1007.26 feet and a central angle of 19 degrees 09 minutes 27 seconds); thence run along said curve and R/W for 336.79 feet to the South line said NW 1/4 of SW 1/4 of said section; thence 50 degrees 59 minutes 49 seconds right from chord of said curve run Westerly for 106.94 feet to the SW corner of last said 1/4-1/4 section; thence 90 degrees 41 minutes 37 seconds right run Northerly along the West line thereof for 394.52 feet to the Southeasterly R/W of Alabama State Highway #25 and a curve concaved Northeasterly (having a radius of 6565.17 feet and a central angle of 2 degrees 03 minutes 40 seconds); thence 30 degrees 32 minutes right to chord of said curve run Northeasterly along said curve and R/W for 236.16 feet; thence continue along said R/W and tangent to said curve run Northeasterly for 519.87 feet; thence 103 degrees 59 minutes 20 seconds right run Southeasterly for 210.0 feet; thence 103 degrees 59 minutes 20 seconds left run Northeasterly for 210.00 feet; thence 76 degrees 00 minutes 40 seconds left run Northwesternly for 210.00 feet to the Southeasterly R/W of said Highway #25; thence 76 degrees 00 minutes 40 seconds right run Northerly (along said R/W the following described courses) for 420.58 feet to a curve to the left (having a radius of 3518.0 feet and a central angle of 2 degrees 53 minutes 54 seconds); thence along said curve 177.96 feet to a curve to the left (having a radius of 209.88 and a central angle of 112 degrees 33 minutes 32 seconds); thence along said curve for 412.14 feet to a curve to the left (having a radius of 390.05 feet and a central angle of 23 degrees 07 minutes 44 seconds); thence run along said curve for 157.45 feet; thence run along the tangent of said curve for 101.94 feet to a curve to the right (having a radius of 54.07 feet and a central angle of 144 degrees 53 minutes); thence run along said curve for 136.73 feet; thence along the tangent of said curve for 642.14 feet to the North line of the SW 1/4 of the NW 1/4 of said section; thence 52 degrees 46 minutes 50 seconds right run Easterly for 1936.39 feet to the Point of Beginning.

2+150-6661 \* 1999-05142

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002 AMS 11.50