

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was  
prepared by:

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Suite 150  
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

RICHARD SCOTT PERKINS  
1913 CRESTRIDGE DRIVE  
BIRMINGHAM, ALABAMA 35244

Inst • 1999-06429

02/15/1999-06429  
12:59 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
DJS CMH 16.30

STATE OF ALABAMA)

COUNTY OF SHELBY)

# JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

## WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTEEN THOUSAND and 00/100 (\$117,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ANTHONY JOSEPH and CAROLYN B. JOSEPH, HUSBAND AND WIFE, WALLACE SHOEMAKER, AN UNMARRIED MAN, AND ROBERT SHOEMAKER, A MARRIED MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RICHARD SCOTT PERKINS and JEANNE PERKINS, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY  
REFERENCE.

**\*\* THIS DOES NOT CONSTITUTE THE HOMESTEAD OF ROBERT SHOEMAKER OR HIS SPOUSE.**

### SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1998, which constitutes a lien, but are not yet due and payable until October 1, 1999.
2. 60 foot easement for ingress and egress on North and East, as shown by recorded Map.
3. Restrictions as shown by recorded Map.
4. Restrictions appearing of record in Instrument 1998-00352 and Instrument 1993-16642, in the Probate Office of Shelby County, Alabama.
5. Rights of others in and to the use of easements for ingress, egress and utilities and any maintenance agreements therein, recorded in Instrument 1997-3417, Instrument 1996-10929; Instrument 1996-10930; Real 74, page 902; Instrument 75, page 905 and Instrument 75, page 912, in the Probate Office of Shelby County, Alabama.

\$340,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**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 in fee simple 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ANTHONY JOSEPH and CAROLYN B. JOSEPH, HUSBAND AND WIFE, WALLACE SHOEMAKER, AN UNMARRIED MAN, AND ROBERT SHOEMAKER, A MARRIED MAN, have hereunto set his, her or their signature(s) and seal(s), this the 2nd day of February, 1999.

  
ANTHONY JOSEPH

  
CAROLYN B. JOSEPH

  
WALLACE SHOEMAKER

  
ROBERT SHOEMAKER

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ANTHONY JOSEPH and CAROLYN B. JOSEPH, HUSBAND AND WIFE, WALLACE SHOEMAKER, AN UNMARRIED MAN, AND ROBERT SHOEMAKER, A MARRIED MAN, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 2nd day of February, 1999


  
Notary Public  
My commission expires: 5/27/01

EXHIBIT "A"

PARCEL I:

Lot 6, according to the Survey of Sky Ridge Subdivision, as recorded in Map Book 23, page 83, in the Probate Office of Shelby County, Alabama.

PARCEL II:

60.0 foot easement for ingress, egress and utilities  
Centerline Description to-wit:

From the SW corner of the NE ¼ - NW ¼ of Section 23, Township 19 South, Range 1 West, run thence East along the South boundary of said NE ¼ - NW ¼ a distance of 17.49 feet to the point of beginning of the centerline of herein described easement for ingress and egress and utilities; thence turn 55°25'49" left and run 99.24 feet along said easement centerline and the following courses; 06°03'54" left for 104.89 feet; 12°24'30" left for 175.59 feet; 10°38' right for 201.28 feet; 12°54'55" right for 165.02 feet; 05°37'50" left for 265.89 feet; 15°35'30" right for 323.69 feet; 13°58'30" left for 188.54 feet; 08°44' right for 128.93 feet to a point on the North boundary of aforementioned Section 23; thence turn 180°00' right and run along said easement centerline a distance of 50.72 feet; thence turn 92°06'49" left and continue along said easement centerline a distance of 64.81 feet and the following courses; 54°49'11" right for 141.23 feet; 12°33'27" left for 110.76 feet; 20°34'50" left for 169.50 feet; 15°05'36" right for 86.16 feet; 36°33'41" right for 166.53 feet; 29°09'29" left for 97.38 feet; 14°44'38" left for 198.02 feet; 16°40'30" left for 276.22 feet; 34°30'41" left for 274.24 feet to a point on the South boundary of the NW ¼ - NE ¼ of aforementioned Section 23; thence turn 02°14'58" right and continue along said easement a distance of 473.26 feet to the P.C. of a curve concave right, having a delta angle of 65°53'34" and tangents of 100.0 feet and a centerline arc distance of 177.45 feet to the P.T.; thence along the tangent centerline a distance of 96.95 feet; thence turn 122°12'30" left and run 760.84 feet along said easement centerline to a point on the North boundary of the SW ¼ - NE ¼ of Section 23, Township 19 South, Range 1 West; thence turn 180°00' right and run 760.84 feet along said easement centerline; thence turn 57°47'30" left and run 338.44 feet along said easement centerline; thence turn 02°42'42" right and run 588.77 feet to the PC of a curve concave left, having a delta angle of 46°35'43" and tangents of 75.0 feet and a centerline arc distance of 141.64 feet to the PT; thence along the tangent centerline a distance of 77.80 feet; thence turn 116°34'50" left and run 68.62 feet along said easement centerline; thence turn 180°00' right and run 211.45 feet along said easement centerline to the PC of a curve concave right, having a delta angle of 17°17'51" and tangents of 80.0 feet and a centerline arc distance of 158.78 feet to the PT; thence along the tangent centerline a distance of 301.63 feet to the PC of a curve concave left, having a delta angle of 27°09'45" and tangents of 80.0 feet and a centerline arc distance of 156.99 feet to the PT; thence along the tangent centerline a distance of 214.77 feet to the PC of a curve concave right, having a delta angle of 30°36'35" and tangents of 80.0 feet and a centerline arc distance of 156.18 feet to the PT; thence along the tangent centerline a distance of 39.20 feet to the PC of a curve concave left, having a delta angle of 27°45'20" and tangents of 75.0 feet and a centerline arc distance of 147.06 feet to the PT; thence along the tangent centerline a distance of 308.97 feet; thence turn 154°51'35" left and run 278.49 feet along said easement centerline; thence turn 06°48' right and run 213.47 feet along said easement centerline; thence turn 180°00' right and run 321.84 feet along said easement centerline; thence turn 00°50'46" left and run 213.47 feet along said easement centerline; thence turn 06°48' left and run 278.49 feet along said easement centerline; thence turn 09°12' left and run said easement centerline a distance of 261.83 feet to a point on the East boundary of the SE ¼ - SW ¼ of Section 23, Township 19 South, Range 1 West; thence continue along said course a distance of 176.36 feet to the PC of a curve concave left, having a delta angle of 54°03'57" and tangents of 306.47 feet and a centerline arc distance of 566.76 feet to the PC of a reverse curve concave right, having a delta angle of 74°40'50" and tangents of 100.0 feet and a centerline arc distance of 170.85 feet to the PT; thence along the tangent centerline a distance of 719.70 feet to the PC of a curve concave left, having a delta angle of 48°19'01" and tangents of 250.0 feet and a centerline arc distance of 470.01 feet to the PT; thence along the tangent centerline a distance of 730.31 feet to a point of termination of herein described easement centerline on the North boundary of Old U.S. Highway #280 (80' R.O.W.) and further, from the described point of termination back North/Northeasterly along the described centerline to a point of intersection with the South boundary of the SE ¼ - SW ¼ of Section 23, Township 19 South, Range 1 West, tracts in close proximity that certain easement centerline described in Book 184, page 89; said property being situated in Shelby County, Alabama.

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