

SEND TAX NOTICE TO:

Instrument Prepared By Stan Downey, Atty, 2711 Moody Pkwy., Moody, AL 35004  
(NO TITLE SEARCH).

**WARRANTY DEED**  
**(WITHOUT SURVIVORSHIP)**

500

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS:  
SHELBY COUNTY)

That in consideration of Ten Dollars and 00/100 (\$10.00), and other valuable consideration, to the undersigned grantors in hand paid by the grantee, the receipt whereof is acknowledged, we,

EDMUND P. BLACKWELL, and wife LYNDA S. BLACKWELL, GRANTORS, do grant, bargain, sell and convey to:

LYNDA S. BLACKWELL, GRANTEE, all our right, title, ownership and interest, in and to the following described property, situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS  
INCORPORATED HEREBIN BY REFERENCE.**

**TO HAVE AND TO HOLD**, To the said grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to give and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 11 day of June, 1999.

Edmund P. Blackwell  
EDMUND P. BLACKWELL  
Lynda B. Blackwell  
LYNDA B. BLACKWELL

STATE OF ALABAMA)  
ST. CLAIR COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Edmund P. Blackwell and wife Lynda B. Blackwell, whose names 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 11<sup>th</sup> day of June, 1999.

Helen M. Gay  
NOTARY PUBLIC

06/24/1999-26405  
12:39 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
JOS ORH 11.50

EXHIBIT "A"  
LEGAL DESCRIPTION

Tract 1, according to the survey of Chestnut Glen Estates, as recorded in Map Book 13, Page 77 in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that portion previously conveyed to Edmund P. Blackwell and wife, Lynda S. Blackwell, more particularly described as follows:

A part of Tract 1, according to the survey of Chestnut Glen Estates, as recorded in Map Book 13, Page 77 in the Probate Office of Shelby County, Alabama, being more particularly described as follows: Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 4 West; thence run Northwardly along the West line of said 1/4-1/4 for a distance of 46.74 feet to the SW corner of Lot 27, according to the Map of Chestnut Glen, Phase II, as recorded in Map Book 13, Page 17 in Probate Office; thence turn an angle to the right of 89 degrees 04 minutes 33 seconds and run along the South line of said Lot 27, for a distance of 275.14 feet to the point of beginning; thence continue along the last described course for a distance of 330.57 feet to the SE corner of said Lot 27, said point being the point of beginning of a curve to the left having a central angle of 31 degrees 28 minutes 08 seconds and a radius of 66.0 feet; thence run along the arc of said curve for a distance of 36.25 feet; thence turn an angle to the right of 61 degrees 15 minutes 37 seconds as measured from chord for a distance of 147.19 feet; thence turn an angle to the left of 44 degrees 36 minutes 06 seconds for a distance of 365.48 feet; thence turn an angle to the right of 89 degrees 04 minutes 33 seconds for a distance of 244.92 feet; thence turn an angle to the right of 90 degrees 55 minutes 27 seconds for a distance of 500.00 feet to the point of beginning.

ALSO, LESS AND EXCEPT that portion conveyed to Howard Ray Baker and Martha Mayo Baker, as recorded in Real Record 348, Page 636, in Probate Office.

A part of Tract 1, according to the survey of Chestnut Glen Estates, as recorded in Map Book 13, Page 77 in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

A part of the SE 1/4 of the SE 1/4 and a part of the NE 1/4 of the SE 1/4 of Section 23, Township 20 South, Range 4 West, more particularly described as follows:

Commence at the Northwest corner of the SE 1/4 of the SE 1/4 of said Section 23; thence run South 00 degrees 44 minutes 10 seconds West along the West line of said 1/4-1/4 Section for a distance of 163.26 feet; thence turn an angle to the left of 90 degrees 55 minutes 26 seconds for a distance of 210.0 feet; thence turn an angle to the left of 89 degrees 04 minutes 34 seconds for a distance of 210.0 feet; thence turn an angle to the left of 90 degrees 55 minutes 26 seconds for a distance of 210.00 feet to the West line of said NE 1/4 of SE 1/4; thence turn an angle to the left of 89 degrees 04 minutes 34 seconds for a distance of 46.74 feet to the point of beginning.

Also, an easement for ingress and egress and utilities being described as follows:

Commence at the Northwest corner of said SE 1/4 of SE 1/4; thence run Northwardly along the West line thereof for a distance of 46.74 feet; thence turn an angle to the right of 89 degrees 04 minutes 34 seconds for a distance of 210.0 feet to the point of beginning of a 30.0 foot wide easement lying South of the following described line: thence continue along the last described course for a distance of 395.71 feet to the Westerly right of way of Chestnut Ridge Road and end of said easement.

Inst # 1999-26405

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SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 11.50