

This property does not constitute homestead for the Grantor.

Send Tax Notice:
Eddie Finley
P.O. Box 231
Montevallo, Alabama 35115

This Deed was prepared without evidence of title insurance.

STATE OF ALABAMA)

WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

SHELBY COUNTY)

Inst # 1999-32927

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Fifty-Three Thousand Nine Hundred Fifty Dollars & 00/100 dollars (\$53,950.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Michael S. Allen, Sr., a single person**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Eddie Finley, and wife, Linda S. Finley**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to wit:

Commence at the NW corner of the NW 1/4 of the SW 1/4 of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama; thence South 82 deg. 56 min. 56 sec. East for a distance of 1349.61 feet; thence South 1 deg. 21 min. 18 sec West for a distance of 735.86 feet; thence South 01 deg. 20 min. 25 sec. West for a distance of 314.42 feet to the Point of beginning; thence South 00 deg. 51 min 30 sec. West for a distance of 500.75 feet; thence South 84 deg. 01 min. 34 sec. West for a distance of 442.60 feet; thence North 03 deg. 07 min. 01 sec. West for a distance of 380.25 feet; thence North 10 deg. 53 min. 01 sec. West for a distance of 110.30 feet; thence North 06 deg. 27 min. 23 sec. West for a distance of 87.79 feet; thence South 86 deg. 44 min. 04 sec. East 499.88 feet to the point of beginning; Said parcel of land contains 5.73 acres, more or less.

According to a survey by Rodney Y. Shiflett, P.L.S. # 21784, dated July 28, 1999.

IN ADDITION a 16 feet Non-Exclusive Ingress, Egress, and Utility Easement described as follows: Commence at the NW Corner of the NW 1/4 of the SW 1/4 of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama; thence South 82 deg. 28 min. 56 sec. East for a distance of 1349.61 feet; thence South 1 deg. 21 min 18 sec. West for a distance of 735.86 feet; thence South 01 deg. 20 min 25 sec. West for a distance of 314.42 thence South 00 deg. 51 min 30 sec. For a distance of 500.75 feet; thence South 84 deg. 01 min. 34 sec. West for a distance of 267.11 feet to the point of beginning of the centerline of a 16 foot ingress, egress, and utility easement lying parallel to and to either side of described centerline; thence North 13 deg. 56 min. 22 sec. West along said centerline for a distance of 352.21 feet to a point on a curve to the left having a central angle of 16 deg. 02 min. 17 sec. and a radius of 200.00 feet, said curve subtended by a chord bearing North 21 deg. 57 min 30 sec. West and a chord distance of 55.80 feet; thence along the arc of said curve and along said centerline for a distance of 55.98 feet; thence North 29 deg. 58 min. 38 sec. West along said centerline for a distance of 268.71 feet; thence North 07 deg. 55 min. 25 sec. East along said centerline for a distance of 246.72 feet to an existing 16 foot ingress, egress easement to Shelby County Highway 22.

LESS AND EXCEPT any easements and/or right of way that may be found in public records.

TOGETHER WITH rights of ingress and egress over and across the non-exclusive easement described as follows: Said easement being described as being 16 feet in width, the centerline of which begins 416.62 feet West of the NE corner of land having been purchased from Robert L. Draper and Mary B. Draper by Jimmy W. Bice and Joyce Mullins Bice as recorded in Deed Book 259, Page 458, in the Probate Office of Shelby County, Alabama; run thence South 4 deg. 41 min. West a distance of 933.2 feet to the point of ending: Being situated in Shelby County, Alabama.

08/05/1999-32927
02:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 65.00

