

STATE OF ALABAMA

SHELBY COUNTY

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Inst # 1999-33930

08/12/1999-33930
10:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
CIN CIN 00.30

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Seventy Five Thousand and NO/100 (\$75,000.00) Dollars to the undersigned **WILLIE E. CARROLL, ALSO KNOWN AS WILLIE EARL CARROLL AND WIFE, GLADYS CARROLL**, herein referred to as Grantor, in hand paid by **JOSEPH LYNN CARROLL AND WIFE, JENNY REBECCA CARROLL**, whose mailing address is Post Office Box 59, Sycamore, Alabama 35149, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, all his right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

From the Southwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama, and thence North 0 degrees 32 minutes 46 seconds East along the West boundary of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ for 1027.99 feet to the point of beginning; thence from said point of beginning proceed North 0 degrees 32 minutes 46 seconds East 333.56 feet to the Northwest corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence South 88 degrees 24 minutes 29 seconds East along the North boundary of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ for 886.60 feet; thence North 0 degrees 01 minute 52 seconds West 323.47 feet; thence South 80 degrees 06 minutes 17 seconds East 380.02 feet; thence North 9 degrees 53 minutes 54 seconds East 75.01 feet; thence South 80 degrees 08 minutes 04 seconds East 134.92 feet; thence North 136.31 feet to a point established by Larry Carver (Surveyor)(AL. REG. NO. 15454) on a previous survey dated 1-24-98, said point being in the center of a 20 foot easement; thence South 81 degrees 24 minutes 56 seconds East along the center of said easement for 191.52 feet; thence North 53 degrees 00 minutes 30 seconds East 14.32 feet to a point on the North side of said 20 foot easement; thence South 65 degrees 08 minutes 34 seconds East along the North side of said easement for 314.86 feet to a point on the Westerly right of way boundary of Shelby County Highway No. 81; thence proceed along a curve concave right a chord bearing and distance of South 6 degrees 35 minutes 12 seconds West 465.35 feet to a point on the aforementioned highway right of way; thence North 81 degrees 55 minutes 33 seconds West 226.43 feet; thence South 87 degrees 15 minutes 47 seconds West 49.01 feet; thence South 30 degrees 01 minute 13 seconds West 100.31 feet; thence South 18 degrees 17 minutes 21 seconds East 101.48 feet; thence North 89 degrees 28 minutes 33 seconds West 1551.18 feet

back to the point of beginning, containing 20.28 acres more or less.

Subject to an easement varying in width, but generally following an existing Unnamed County Road and being more particularly described as follows: Commence at the Northwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama and thence South 88 degrees 24 minutes 29 seconds East along the North boundary of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ for 886.80 feet; thence North 0 degrees 01 minute 52 seconds West 323.47 feet; thence South 80 degrees 06 minutes 17 seconds East 380.02 feet; thence North 9 degrees 53 minutes 54 seconds East 75.01 feet; thence South 80 degrees 08 minutes 04 seconds East 134.93 feet; thence North 126.19 feet to the point of beginning of herein described easement; thence from said point of beginning continue North 10.11 feet; thence South 81 degrees 24 minutes 56 seconds East 191.52 feet; thence North 53 degrees 00 minutes 30 seconds East 14.32 feet; thence South 65 degrees 08 minutes 34 seconds East 314.86 feet to a point on the Westerly right of way boundary of Shelby County Highway No. 81; thence South 6 degrees 35 minutes 12 seconds West along said highway boundary for 21.06 feet; thence North 65 degrees 08 minutes 34 seconds West 317.78 feet; thence North 81 degrees 24 minutes 56 seconds West 197.97 feet, back to the point of beginning of herein described easement.

- The above described parcel of land is located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, all in Section 9, Township 19 South, Range 2 East, Shelby County, Alabama.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for himself and for his heirs, executors and administrators, covenant with the Grantee, his heirs and assigns that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that he has a good right to sell and convey the same as is done hereby, that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the

plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on this the 10th day of August, 1999.

Willie E. Carroll
Willie E. Carroll, also known as Willie Earl Carroll

Gladys Carroll
Gladys Carroll

STATE OF ALABAMA §
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TALLADEGA COUNTY §

I, the undersigned authority in and for said County, in said State, hereby certify that Willie E. Carroll, also known as Willie Earl Carroll and wife, Gladys Carroll, whose names are signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of August, 1999.

Wanda Peterson
Notary Public

THIS INSTRUMENT PREPARED BY:
PROCTOR AND VAUGHN
Post Office Box 2129
Sylacauga, Alabama 35150
45.1598

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