

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**  
 P. O. Box 752 - Columbiana, Alabama 35051  
 (205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) \_\_\_\_\_  
 (Address) \_\_\_\_\_

This instrument was prepared by  
 Name) \_\_\_\_\_

Address) \_\_\_\_\_  
 Form 1-1-97 Rev. 1-94  
**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

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

That in consideration of sum of ONE DOLLAR

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

Beacon Development

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

HP Properties, Inc.

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

Ingress - Egress Easement for  
Lot 237 Saraland Pointe

See Addendum B

Inst # 1999-48437

12/01/1999-48437  
 08:49 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 CJI 11:30

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 GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, \_\_\_\_\_ have hereunto set \_\_\_\_\_ hands(s) and seal(s), this \_\_\_\_\_  
 day of \_\_\_\_\_, 19\_\_\_\_.

Beacon Dev. \_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)  
By Curt Hays \_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

**STATE OF ALABAMA**  
**SHELBY COUNTY** } **General Acknowledgment**

I, Curt Hays, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_  
 whose name \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of November A. D., 1999  
Curt Hays



Miller, Triplett & Miller Engineers, Inc.

Consulting Engineers & Land Surveyors

3020 7th Avenue South  
Birmingham, Alabama 35233

Telephone (205) 320-0114  
Fax (205) 320-0276

**INGRESS - EGRESS EASEMENT FOR  
LOT 237 SAVANNAH POINTE**

AN INGRESS - EGRESS EASEMENT FOR LOT 237 ACROSS LOT 236, BOTH LOTS BEING RECORDED IN SAVANNAH POINTE, SECTOR 2, PHASE 1 IN MAP BOOK 25, PAGE 115 IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA SITUATED IN THE NORTH 1/2 OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 237, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID LOT 236 AND BEING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF HANNAH CIRCLE; THENCE RUN NORTHWESTERLY ALONG THE COMMON LOT LINE OF SAID LOT 236 AND LOT 237 FOR 12.06 FEET; THENCE TURN  $159^{\circ}51'17''$  LEFT AND RUN SOUTHERLY FOR 13.05 FEET TO A POINT ON THE RIGHT OF WAY LINE OF SAID HANNAH CIRCLE; SAID POINT BEING ON A CURVE TO THE RIGHT; THENCE TURN  $115^{\circ}12'45''$  LEFT TO BECOME TANGENT TO SAID CURVE, SAID CURVE SUBTENDING A CENTRAL ANGLE OF  $5^{\circ}09'30''$  AND HAVING A RADIUS OF 50.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE FOR 4.50 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 27.00 SQUARE FEET, MORE OR LESS.

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