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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-4204 (205) 669-4291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) James Vines

(Address) 150 R. Ridgeway Lane
Helena, AL 35080

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-14 Rev. 4/99
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty Two Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charlotte W. Poe Williams

(herein referred to as grantor) do grant, bargain, sell and convey unto

James Vines and James S. Ridgeway

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

\$30,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Charlotte W. Poe and Charlotte Poe Williams is one and the same person.

Inst # 2000-20765

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SHELBY COUNTY JUDGE OF PROBATE
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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 the simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee 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, their heirs and assigns, that I am (we are) lawfully seized in the 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 20th day of June, 2000.

WITNESS:

(Seal)

(Seal)

(Seal)

Charlotte W. Poe Williams
Charlotte W. Poe Williams

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Charlotte W. Poe Williams whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of June, A. D. 2000

My Commission Expires: 10/16/2000

[Signature]
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Northwest quarter of the Northwest quarter of Section 35, Township 20 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows:

From the Southwest corner of said Northwest quarter of Northwest quarter, run thence in an Easterly direction along the South line of said quarter-quarter section for a distance of 267.49 feet to the point of beginning; thence turn an angle to the left of 68 degrees 43 minutes 40 seconds and run in a Northeasterly direction for a distance of 686.25 feet; thence turn an angle to the right of 64 degrees 20 minutes 52 seconds and run in an Easterly direction for a distance of 100.00 feet to a point on a circle forming a curve to the left with a radius of 50 feet and a central angle of 85 degrees 37 minutes 12 seconds; thence run in a Southeasterly direction along the arc of said circle for a distance of 74.72 feet, the previous call forming an interior angle of 132 degrees 48 minutes 36 seconds with a chord subtending said arc; thence turn radially and run in a Southerly direction for a distance of 600.95 feet to a point on the South line of said Northwest quarter of Northwest quarter; thence turn an angle to the right of 90 degrees 00 minutes and run in a Westerly direction along said South line of said quarter-quarter section for a distance of 398.53 feet to the point of beginning. EXCEPT the North 30 feet of caption lands.

ALSO, conveyed is the right for ingress and egress over the following described parcels of property, hereinafter, described as Parcel 1 and Parcel 3, and as contained in the agreement between Robert and Betty Milam and Joseph P. Sanders, Helen G. Salders, Edward B. Blackerby and Joyce Blackerty, as recorded in Deed Book 352, Page 983 in Probate Office of Shelby County, Alabama, hereinafter described as Parcel 2. Said easements shall run with the land.

Easement for ingress and egress:

Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 35, Township 20 South, Range 4 West; thence run Easterly along the South line of said 1/4-1/4 section for a distance of 652.91 feet to the Point of Beginning of a 30' easement for ingress and egress lying 15' on each side of the following described line; thence turn an angle to the left of 95 degrees 15 minutes 19 seconds for a distance of 56.70 feet; thence turn an angle to the left of 5 degrees 38 minutes 08 seconds for a distance of 119.36 feet; thence turn an angle to the left of 11 degrees 36 minutes 33 seconds for a distance of 104.68 feet; thence turn an angle to the right of 17 degrees 14 minutes 41 seconds for a distance of 152.41 feet; thence turn an angle to the left of 6 degrees 45 minutes 23 seconds for a distance of 202.88 feet to the end of said easement, said point also being the center line of existing gravel road. Extending and shortening the side lines so as to terminate the property line.

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