

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Inst # 2001-00893
01/10/2001-00893
10:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMB

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-nine Thousand Four Hundred Forty and no/100 Dollars (\$79,440.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Douglas Joseph**, a married man, and **Martha B. Joiner Ferguson**, a single woman, (herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto **Shelby County, Alabama**, a political subdivision of the State of Alabama (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

From a 2.5" capped pipe accepted as the S.E. corner of Section 18, T20S-R1E, being the point of beginning of herein described parcel of land, sighting 1297.13 feet on a 1.5" pipe accepted as the S.W. corner of the SE $\frac{1}{4}$ - SE $\frac{1}{4}$ of said Section 18, run thence along said sight and along the accepted South boundary of said SE $\frac{1}{4}$ - SE $\frac{1}{4}$ a distance of 1000.60 feet to a $\frac{1}{2}$ " rebar; thence turn 89°09'29" right and run 159.61 feet to a $\frac{1}{2}$ " rebar; thence turn 90°00'00" right and run 182.55 feet to a $\frac{1}{2}$ " rebar; thence turn 84°32'19" left and run 498.96 feet to a $\frac{1}{2}$ " rebar; thence turn 82°13'13" right and run 779.73 feet to a $\frac{1}{2}$ " rebar on the accepted East boundary of said SE $\frac{1}{4}$ - SE $\frac{1}{4}$; thence turn 93°01'23" right and run 702.61 feet to the point of beginning of herein described parcel of land, containing 13.24 acres, situated in the SE $\frac{1}{4}$ - SE $\frac{1}{4}$ of Section 18, T20S-R1E, Shelby County, Alabama, subject to rights-of-way and easements of record.

A 30' and 60' permanent and perpetual easement for ingress and egress and installation of utilities over and across the following described property situated in Shelby County, Alabama, to-wit:

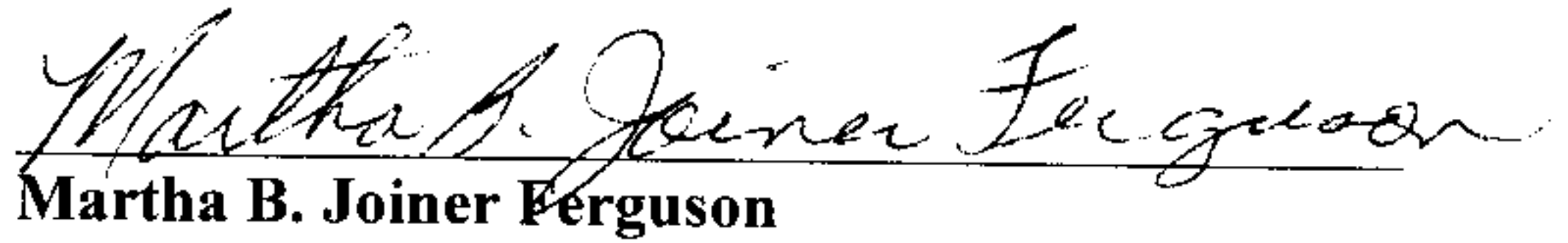
From a 2.5" capped pipe accepted as the S.E. corner of Section 18, T20S-R1E, sighting 1297.13 feet on a 1.5" pipe accepted as the S.W. corner of the SE $\frac{1}{4}$ - SE $\frac{1}{4}$ of said Section 18; run thence along said sight and the accepted South boundary of said SE $\frac{1}{4}$ - SE $\frac{1}{4}$ a distance of 1000.60 feet to a $\frac{1}{2}$ " rebar; thence turn 89°09'29" right and run 144.61 feet to the point of beginning of the centerline of a 30' easement for ingress and egress; thence turn 90°00'00" left and run 98.83 feet along said easement centerline; thence turn 04°36'32" right and run 170.19 feet along said easement centerline to a point of intersection with the centerline of a 60' easement for ingress and egress; thence turn 84°37'49" right and run 1147.71 feet along said easement centerline to the P.C. of a curve concave left, having a delta angle of 44°58'18" and tangents of 27.52 feet; thence turn 22°29'09" left and run a chord distance of 50.86 feet to the P.T.; thence turn 22°29'09" left and run 271.38 feet to the point of termination of the centerline of herein described easement on the Southerly boundary of Shelby County Highway #109 (80' R.O.W.).

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I (we) do for myself, ourselves and for my (our) heirs, executors and administrators covenant with the said grantees, its successors 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 Grantees, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s), this 10
day of January, 2001.

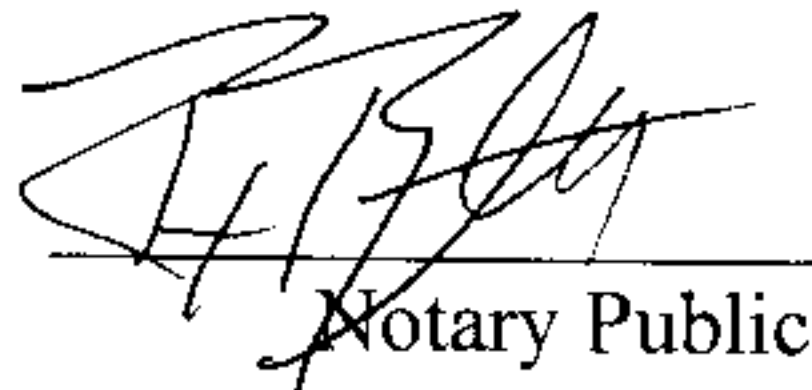

Douglas Joseph


Martha B. Joiner Ferguson

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Douglas Joseph**, a married man, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he executed the same voluntarily.

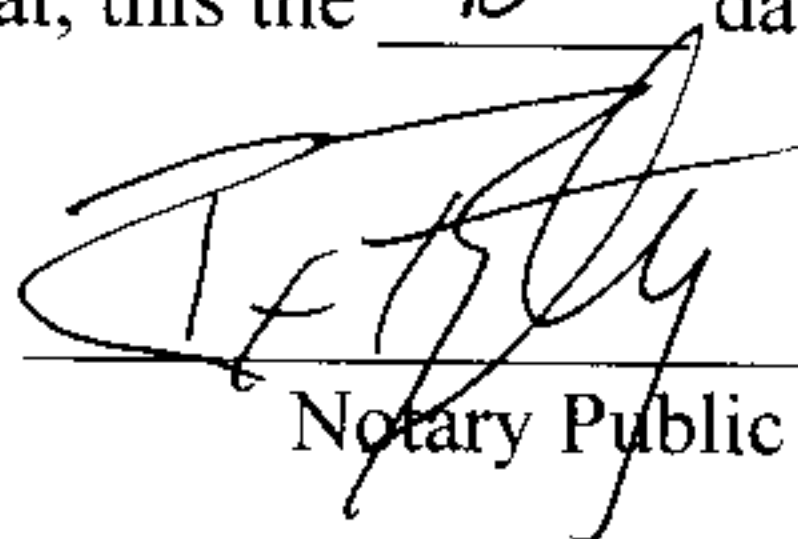
Given under my hand and official seal, this the 10 day of January, 2001.


Notary Public

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Martha B. Joiner Ferguson**, a single woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, she executed the same voluntarily.

Given under my hand and official seal, this the 10 day of January, 2001.


Notary Public

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