

SEND TAX NOTICE TO:

Name: John K./Julia E. Taylor  
Address: P. O. Box 151  
Chelsea, Alabama 35043

THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER & HEAD  
P.O. Box 587  
Columbiana, Alabama 35040

**WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **FIVE THOUSAND SEVEN HUNDRED AND NO/100 (\$5,700.00) DOLLARS** to the undersigned grantor or grantors, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Elizabeth B. Davis, a widow**, (herein referred to as grantor) do grant, bargain, sell and convey unto **John K. Taylor and wife, Julia E. Taylor**, (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land lying in the SE 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, and more particularly described as follows:

BEGIN at the SE corner of the SE 1/4 of the SE 1/4 of Section 34, Township 19 South, Range 1 West; thence run in a Northerly direction along the East line of said 1/4-1/4 Section on an Azimuth of 00 degrees 02 minutes 24 seconds (assumed) for a distance of 74.11 feet; thence run in a Northwesterly direction on an Azimuth of 307 degrees 13 minutes 18 seconds for a distance of 766.45 feet; thence run in a Northeasterly direction on an Azimuth of 39 degrees 37 minutes 28 seconds for a distance of 245.32 feet; thence run in a Northeasterly direction on Azimuth of 39 degrees 02 minutes 40 seconds for a distance of 378.46 feet to a point on the Westerly right of way of Shelby County Highway #47; thence run in a Northwesterly direction along said Westerly right of way on an Azimuth of 331 degrees 42 minutes 33 seconds for a distance of 260.09 feet to the Easterly most corner of Lot 25, BROOK CHASE ESTATES PHASE 2, as recorded in PLAT BOOK 22, PAGE 47, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Southwesterly direction along the Southerly boundary of Lots 25, 26, 27 and to the Southwest corner of Lot 29 of said BROOK CHASE ESTATES PHASE 2; thence run along the Southeasterly line of Lot 30 of said BROOK CHASE ESTATES PHASE 2 to the Southernmost corner of said Lot 30: thence run in a Southwesterly direction on an Azimuth of 220 degrees 38 minutes 05 seconds for a distance of 141.34 feet; thence run in a Southwesterly direction on Azimuth of 232 degrees 14 minutes 35 seconds for a distance of 176.42 feet; thence run in a Southwesterly direction on Azimuth of 232 degrees 29 minutes 28 seconds for a distance of 63.53 feet; thence run in a Southwesterly direction on Azimuth of 237 degrees 03 minutes 00 seconds for a distance of 126.45 feet; thence run in a Southeasterly direction on Azimuth of 153 degrees 23 minutes 21 seconds for a distance of 404.85 feet to a point on the South 1/4-1/4 Section Line of said Section 34; thence run in an Easterly direction and along said South 1/4-1/4 Section Line on Azimuth of 89 degrees 18 minutes 18 seconds for a distance of 1209.88 feet to the POINT OF BEGINNING. Said parcel containing 17.62 Acres, more or less, and is subject to all easements, rights of way and restrictions attached thereto.

**30' EASEMENT FOR INGRESS AND EGRESS:**

An easement lying in the SE 1/4 of the SE 1/4 and the SW 1/4 of the SE 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, and more particularly described as follows:

Commence at the SE corner of the SE 1/4 of the SE 1/4 of Section 34, Township 19 South, Range 1 West; thence run in a Northerly direction along the East line of said 1/4-1/4 Section on an Azimuth of 00 degrees 02 minutes 24 seconds (assumed) for a distance of 74.11 feet; thence run in a Northwesterly direction on an Azimuth of 307 degrees 13 minutes 18 seconds for a distance of 766.45 feet; thence run in a Northeasterly direction on an Azimuth of 39 degrees 37 minutes 28 seconds for a distance of 245.32 feet; thence run in a Northeasterly direction on Azimuth of 39 degrees 02 minutes 40 seconds for a distance of 378.46 feet to a point on the Westerly right of way of Shelby County Highway #47; thence run in a North-

westerly direction along said Westerly right of way on an Azimuth of 331 degrees 42 minutes 33 seconds for a distance of 240.63 feet to the POINT OF BEGINNING of the Center Line of a 30' EASEMENT FOR INGRESS AND EGRESS lying 15' on each side of the following described Center Line; thence run in a Southwesterly direction 15 feet South of and parallel to the Southerly boundary of Lots 25, 26, 27, 29 and the Southeasterly boundary of Lot 30 to the Southernmost corner of said Lot 30, BROOK CHASE ESTATES PHASE 2, as recorded in PLAT BOOK 22, PAGE 47, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a Southwesterly direction on an Azimuth of 220 degrees 38 minutes 05 seconds for a distance of 139.69 feet; thence run in a Southwesterly direction on Azimuth of 232 degrees 14 minutes 35 seconds for a distance of 177.98 feet; thence run in a Southwesterly direction on Azimuth of 232 degrees 29 minutes 28 seconds for a distance of 64.16 feet; thence run in a Southwesterly direction on Azimuth of 237 degrees 03 minutes 00 seconds for a distance of 129.20 feet; the sidelines of said Easement being prolonged or shortened to conform with property lines of the Grantor of said Easement.

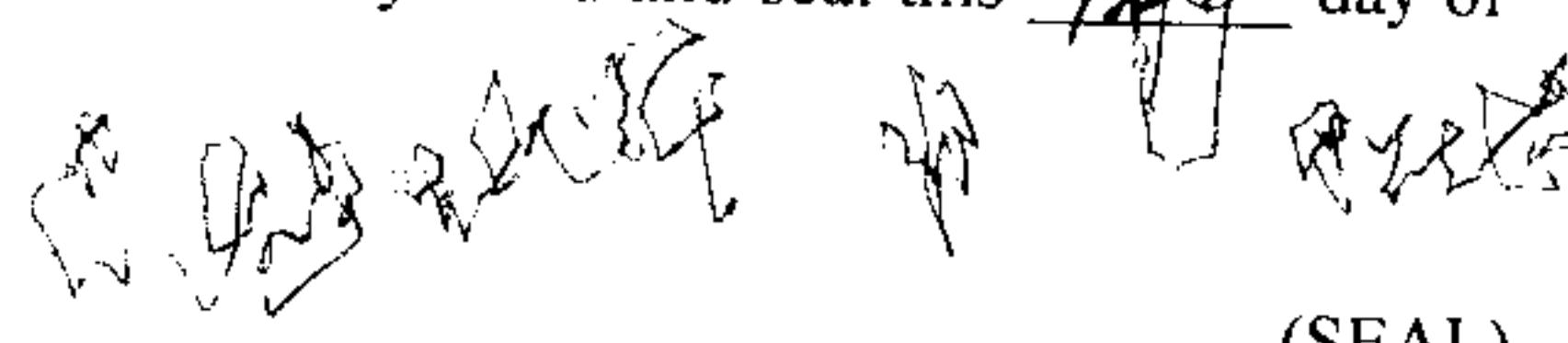
According to survey of Michael L. Welch, R.L.S. 15460, dated January 30, 2001.

Judge J. Davis, the husband of the grantor, died December 24, 1986.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

*February* **IN WITNESS WHEREOF**, I, have hereunto set my hand and seal this 1st day of February, 2001.



(SEAL)  
Elizabeth B. Davis

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Elizabeth B. Davis, a widow, 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 1st day of February, 2001.

*Carol S. Darrenhamp*  
Notary Public

Inst # 2001-03677

02/02/2001-03677  
09:21 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMB 20.00