

State of Alabama
County }

Know All Men By These Presents,

That in consideration of one dollar (\$1.00)

DOLLARS

to the undersigned grantor Reba P. Gardner, widow of Donald E. Gardner

Now Known As Reba P. Tisdale

in hand paid by Roger D. Gardner, and wife, Billie Gail Gardner

the receipt whereof is acknowledged I the said Reba P. Gardner

do I grant, bargain, sell and convey unto the said Roger D. Gardner, and wife,

Billie Gail Gardner

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Commence at the Northwest Corner of Section 27, Township 19 south, Range 1 East, Shelby County, Alabama, thence run South along the West boundary line of said section for a distance of 2629.03 feet; thence turn an angle of 89 degrees 35 minutes 04 seconds to the left and run a distance of 702.52 feet to the POINT OF BEGINNING; thence continue along last said course for a distance of 180.0 feet; thence turn an angle of 103 degrees 55 minutes 41 seconds to the left and run 540.76 feet to the southeasterly right of way line of US Highway No. 280; thence turn an angle of 94 degrees 52 minutes 30 seconds left to the chord of a curve to the right and run 180.0 feet along said chord; thence turn an angle of 85 degrees 40 minutes 36 seconds from chord to the left and run 482.16 feet to the point of beginning. Containing 2.04 acres more or less.

Inst # 2001-16533

04/27/2001-16533
01:37 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MB 17.50

TO HAVE AND TO HOLD Unto the said

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 I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 and seal,

this day of

WITNESSES:

.....

.....

.....

Reba P. Gardner..... (Seal.)

..... (Seal.)

..... (Seal.)

..... (Seal.)

.....Reba B. Gardner.....

.....widow of Donald E. Gardner.....
TO

.....Roger D. Gardner.....

.....& wife, Billie Gail Gardner.....

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA

County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the.....
day of.....19.....
at.....o'clock.....M, and was duly re-
corded in Volume..... of Deeds
at page....., and examined.

.....
Judge of Probate.

State of Alabama

Shelby

COUNTY

I, Douglas J. Adams, a Notary Public in and for said County, in said State,
hereby certify that Reba P. Tisdale
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 26th day of April 1920

My Commission Expires Sept. 20, 1921

D. J. Adams As Notary Public

State of

COUNTY

I, _____, a Notary Public in and for said County, in said State,
do hereby certify that on the _____ day of _____, 19____, came before me
the within named _____ known to me
to be the wife of the within named _____ who, being examined
separate and apart from the husband touching her signature to the within conveyance, acknowledged that
she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of
the husband.

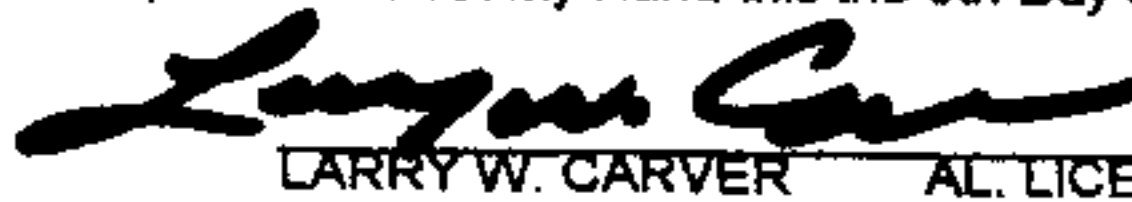
Given under my hand and official seal this _____ day of _____ 19____

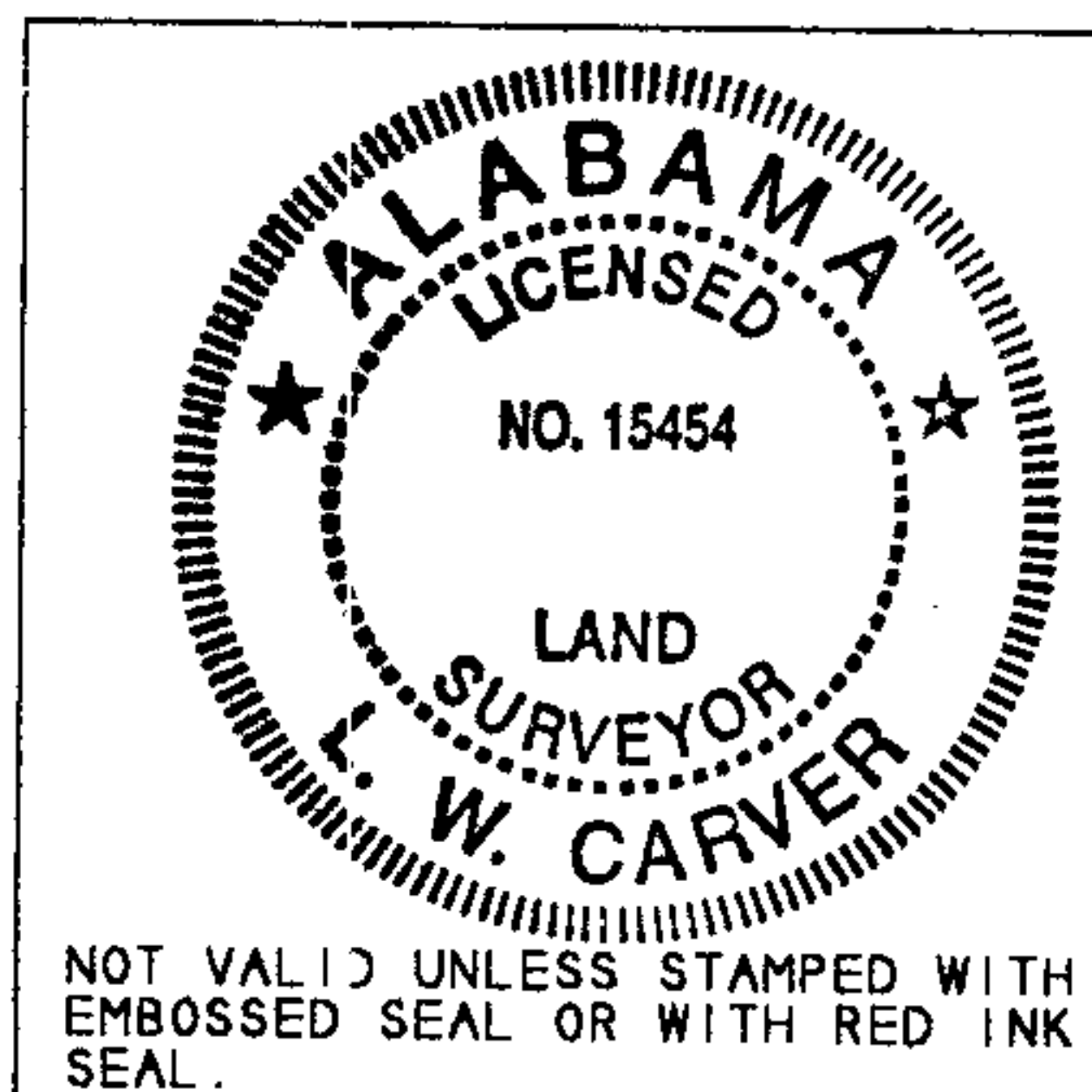
.....As Notary Public

State of Alabama
Shelby County

I hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements the Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama. I further certify that there will be no encroachment by buildings on adjoining properties, that there are no rights-of-ways or easements visible across said property other than those shown, that there are no joint driveways over or across said property other than those shown, that there are no telephone or power conductors or apparatus there for on over or across said property other than those to serve the premises or shown.

I, here unto set My Hand this the 5th Day of April 2001.


LARRY W. CARVER 15454
AL. LICENSE NO.



Commence at the Northwest Corner of Section 27, Township 19 south, Range 1 East, Shelby County, Alabama, thence run South along the West boundary line of said section for a distance of 2629.03 feet; thence turn an angle of 89 degrees 35 minutes 04 seconds to the left and run a distance of 702.52 feet to the POINT OF BEGINNING; thence continue along last said course for a distance of 180.0 feet; thence turn an angle of 103 degrees 55 minutes 41 seconds to the left and run 540.76 feet to the southeasterly right of way line of US Highway No. 280; thence turn an angle of 94 degrees 52 minutes 30 seconds left to the chord of a curve to the right and run 180.0 feet along said chord; thence turn an angle of 85 degrees 40 minutes 36 seconds from chord to the left and run 482.16 feet to the point of beginning. Containing 2.04 acres more or less.

NORTHWEST CORNER
SECTION 27
TOWNSHIP 19 SOUTH
RANGE 1 EAST

U.S. HIGHWAY NO. 280
(300' ROW)



2629.03'

DELTA = 01°10'46"
R = 8744.37'
TAN = 90.00'
ARC = 180.00'

94°19'24"

85°07'30"

2.04 acres m/l

482.16'

540.76'

90°25'20"

702.52'

104°28'47"

180.00'

76°04'19"

SCALE 1" = 100'
0 50 100 150 200

BOUNDARY SURVEY FOR ROGER GARDNER ON US HIGHWAY 280

LARRY W. CARVER
320 HWY 437
STERRETT, AL. 35147
205-678-6833

DATE - 04-06-01

1253.vcd

04/27/2001-16533
01:37 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE