

SEND TAX NOTICE TO: TIMOTHY K. O'BRIEN, 1281 HIGHWAY 35, PELHAM, AL 35124

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **EIGHTY FIVE THOUSAND AND NO/100 DOLLARS (\$85,000.00)**, to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), **TIMOTHY C. WOOD AND WIFE, BETH ANN WOOD AND PAUL ALLEN TAYLOR AND WIFE, BARBARA LYNN TAYLOR, BY: TIMOTHY C. WOOD, ATTORNEY IN FACT** (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, **TIMOTHY K. O'BRIEN, AN UNMARRIED MAN** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

### PARCEL I

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID 1/4-1/4 SECTION; THENCE IN A SOUTHERLY DIRECTION, ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION, A DISTANCE OF 279.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG EAST LAST DESCRIBED COURSE A DISTANCE OF 359.77 FEET, SAID POINT BEING 20 FEET NORTH, OF THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE IN AN EASTERLY DIRECTION, PARALLEL TO THE SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 9.18 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 35; THENCE 60 DEGREES 20 MINUTES LEFT, IN A NORTHEASTERLY DIRECTION, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 49.61 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVE A RADIUS OF 675.21 FEET AND A CENTRAL ANGLE OF 16 DEG. 42 MIN. 14 SEC.; THENCE ALONG ARC OF SAID CURVE, IN A NORTHEASTERLY DIRECTION A DISTANCE OF 196.85 FEET TO END OF SAID CURVE; THENCE CONTINUE IN A NORTHEASTERLY DIRECTION A DISTANCE OF 97.32 FEET; THENCE 85 DEG. 50 MIN. 21 SEC. LEFT IN A NORTHWESTERLY DIRECTION A DISTANCE OF 132.75 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

### PARCEL II

A PARCEL OF LAND IN THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 18; THENCE RUN SOUTH ALONG THE EAST 1/4-1/4 LINE 279.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE 375.89 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 35; THENCE TURN RIGHT 29 DEG. 40 MIN. 00 SEC. AND RUN ALONG SAID RIGHT OF WAY 4.47 FEET; THENCE TURN RIGHT 60 DEG. 37 MIN. 43 SEC. AND RUN WEST 46.91 FEET; THENCE TURN RIGHT 90 DEG. 17 MIN. 42 SEC. AND RUN NORTH 394.64 FEET; THENCE TURN RIGHT 107 DEG. 05 MIN. 38 SEC. AND RUN SOUTHEAST 51.40 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 127 page 375; Deed 127 page 376 and Deed 205 page 15 in Probate Office.
- (5) Subject to Right(s) - of - way(s) granted to Shelby County as shown by Deed 231 Page 189 in Probate Office.

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 I (we) do for myself(ourselves) and for my(our) heirs, executors and administrators covenant with said GRANTEES, their heirs and assigns, that I(we) am(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, their heirs and assigns forever, against the lawful claims of all persons.

Inst # 2001-34279

08/14/2001-34279  
07:11 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 101.00

IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand(s) and seal(s), on APRIL 23, 2001.

Timothy C Wood  
TIMOTHY C. WOOD

Beth Ann Wood  
BETH ANN WOOD

Paul Allen Taylor by Timothy C Wood  
PAUL ALLEN TAYLOR *attorney in fact*  
BY: TIMOTHY C. WOOD, ATTORNEY IN FACT

Barbara Lynn Taylor by Timothy C Wood  
BARBARA LYNN TAYLOR *attorney in fact*  
BY: TIMOTHY C. WOOD, ATTORNEY IN FACT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **TIMOTHY C. WOOD AND WIFE, BETH ANN WOOD AND PAUL ALLEN TAYLOR AND WIFE, BARBARA LYNN TAYLOR, BY: TIMOTHY C. WOOD, ATTORNEY IN FACT**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on APRIL 23, 2001.

My commission expires:

[Signature]  
Notary Public

Notary Public, Alabama State At Large  
My Commission Expires January 29, 2002

Inst # 2001-34279

06/14/2001-34279  
07:11 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 101.00