

This form provided by
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:
(Name) Sherman Holland, Jr.
(Address) P.O. Box 1008
Alabaster, Alabama 35007

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

Form 1-1-5 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 Two Hundred Eighty-Five Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
George F. Seier, Jr., a married man; Louise Seier Poundstone, a married woman;
and Page H. Seier, a single woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Sherman Holland, Jr.
(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, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way, and permits of record, as set forth in EXHIBIT "B", attached hereto.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

Inst # 2001-53384

12/07/2001-53384
01:45 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
004 CH 306.00

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 the said GRANTEES, their heirs 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 29th day of November, 2001.

WITNESS:

George F. Seier, Jr. (Seal)

Louise Seier Poundstone (Seal)

by: George F. Seier, Jr., Attorney in Fact (Seal)

STATE OF ALABAMA as shown under Power of Attorney
recorded in Instrumen t#2001-53382
COUNTY }

Page H. Seier (Seal)

by: George F. Seier, Jr., Attorney (Seal)

in Fact as shown by Power of Attorney
recorded as Instrument #2001-53383
in Probate Office.

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that George F. Seier, Jr. 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of November A. D., ~~19~~ 2001

Notary Public.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that GEORGE R. SEIER, JR., whose name as Attorney in Fact for Louise Seier Poundstone, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, he executed the same voluntarily on the day the same bears date, in his capacity as such Attorney in Fact.

Given under my hand and official seal, this 29th day of November, 2001.


Notary Public

My commission expires: 10/16/04

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that GEORGE R. SEIER, JR., whose name as Attorney in Fact for Page H. Seier, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed the contents of the conveyance, he executed the same voluntarily on the day the same bears date, in his capacity as such Attorney in Fact.

Given under my hand and official seal, this 29th day of November, 2001.


Notary Public

My commission expires: 10/16/04

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Commence at the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama, and run thence South 88 degrees 46 minutes 22 seconds West along the North line of said Quarter-Quarter Section a distance of 375.00 feet to a found steel corner and the point of beginning of the property being described; thence continue last described call along said North line of said Quarter-Quarter Section a distance of 530.84 feet to a found steel property corner; thence run South 00 degrees 13 minutes 38 seconds East a distance of 327.00 feet to a found steel property corner; thence run North 87 degrees 40 minutes 45 seconds East a distance of 237.49 feet to a found steel property corner; thence run South 02 degrees 40 minutes 21 seconds East a distance of 90.24 feet to a found steel property corner; thence run North 87 degrees 04 minutes 00 seconds East a distance of 290.59 feet to a found steel property corner; thence run North 00 degrees 19 minutes 34 seconds West a distance of 404.03 feet to the point of beginning.
Together with existing 30-foot wide access easements as described in Deed Book 325, Page 477, in Probate Office of Shelby County, Alabama.

PARCEL 2:

Beginning at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama and run thence North 88 degrees 46 minutes 22 seconds East along the South line of said Quarter-Quarter a distance of 1,300.40 feet to the Southeast corner of said Quarter-Quarter; thence run South 89 degrees 11 minutes 21 seconds East along the South line of the Northwest Quarter of the Northwest Quarter of Section 16, Township 21 South, Range 2 West, Shelby County, Alabama a distance of 195.58 feet to a rebar corner on the West margin of Camp Branch Road in a curve to the right having a radius of 295.00 feet; thence run Northwesterly along the arc of said curve an arc distance of 155.27 feet to the P.T. (tangency) of said curve; thence run North 02 degrees 42 minutes 12 seconds West along said margin of said Camp Branch Road a tangent distance of 325.75 feet to the P.C. of a curve to the right having a radius of 295.00 feet; thence run Northerly along the arc of said curve an arc distance of 44.98 feet to the P.T. of said curve; thence run North 06 degrees 01 minutes 59 seconds East along said margin of said Camp Branch Road a tangent distance of 188.57 feet to the P.C. of a curve to the right having a radius of 295.00 feet; thence run Northerly along the arc of said curve an arc distance of 30.89 feet to a rebar corner; thence run South 87 degrees 05 minutes 43 seconds West a distance of 1,491.58 feet to a rebar corner on the West line of the said Northeast Quarter of the Northeast Quarter of same said Section 17; thence run South 02 degrees 32 minutes 03 seconds East along said Quarter-Quarter line a distance of 684.64 feet to the point of beginning.

PARCEL 3:

Beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama, and run thence South 02 degrees 32 minutes 03 seconds East along the West line of said Quarter-Quarter Section a distance of 684.64 feet to a rebar corner; thence run North 87 degrees 05 minutes 43 seconds East a distance of 1,491.58 feet to a rebar corner on the West margin of Camp Branch Road in a curve to the right having a radius of 295.00 feet; thence run Northeasterly along the arc of said curve an arc distance of 33.35 feet to the P.T. of said curve; thence run North 18 degrees 30 minutes 32 seconds East a tangent distance of 192.50 feet to the P.C. of a curve to the right having a radius of 295.00 feet; thence run Northeasterly along the arc of said curve an arc distance of 68.86 feet to the P.T. of said curve; thence run North 31 degrees 52 minutes 56 seconds East along said margin of said Camp Branch Road a tangent distance of 266.45 feet to the P.C. of a curve to the left having a radius of 480.00 feet; thence run along the arc of said curve an arc distance of 68.62 feet to a rebar corner on the North line of the Northwest Quarter of the Northwest Quarter of Section 16; thence run North 89 degrees 38 minutes 11 seconds West along said Quarter-Quarter line a distance of 492.29 feet to a corner; thence run North 89 degrees 09 minutes 41 seconds West along the North line of the Northeast Quarter of the Northeast Quarter of Section 17, a distance of 1308.77 feet to the point of beginning.

EXHIBIT "B"
PERMITTED EXCEPTIONS

AS TO PARCEL 1:

1. Transmission line permits to Alabama Power Company as recorded in Deed Book 119, page 254; and Deed Book 160, page 415, in Probate Office.
2. Right of way to Shelby County as recorded in Deed Book 156, page 549, in Probate Office.
3. Rights of other parties in and to the use of easement as reserved in deed recorded in Deed Book 325, Page 477, in Probate Office.
4. Reservation of 10-foot easement for water, gas, and other utilities as reserved in deed recorded in Deed Book 293, page 92, in Probate Office.
5. Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Deed Book 24, page 124; and Deed Book 98, page 29, in Probate Office.
6. 100-foot right of way for railroad as set forth in deed recorded in Deed Book 60, page 109, in Probate Office.

AS TO PARCELS 2 and 3:

7. Transmission line permits to Alabama Power Company as recorded in Deed Book 101, Page 125; Deed Book 101, Page 126; Deed Book 101, Page 127; Deed book 130, page 185; Deed Book 113, page 17; Deed Book 117, page 125; Deed Book 130, page 215; Deed Book 138, Page 155; and Deed Book 138, Page 198, in Probate Office.
8. Easement to South Central Bell as recorded in Deed Book 336, page 238, in Probate Office.
9. Right of way to Shelby County as recorded in Deed Book 296, Page 17, in Probate Office.
10. Right of way to Warren & Adams as shown in Deed Book 15, Page 60, in Probate Office.
11. Right of way to Longview lime as recorded in Deed Book 17, page 132; and Deed Book 60, Page 109, in Probate Office.
12. Water rights as shown in deed recorded in Deed Book 60, Page 109, in Probate Office.

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